



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																			
Account	300002840																							
Parcel ID	0000-11-27N-25W-3-001-00																							
Cadastral ID	0000-27N-25W-11-3-001-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	3																					
Tax Area	101 - 1R-LAVERNE																							
Name ID	13564																							
PUFFINBARGER, MELODY J.																								
PO BOX 35 VICI OK 73859-0000																								
Parcel Location																								
Situs	01266 N 177 RD																							
Subdivision																								
Lot/Block	/	Parcel Size	140 - Acres																					
Sec/Twn/Rng	11 / 27 / 25 / 3																							
Neighborhood	1000 - COUNTY																							
School District	1-LAVERN - 1-LAVERNE																							
Legal Description Lat/Long: 36.81251394 -99.92876269																								
SEC 11-27-25 S2NW4SW4;SW4SW4;E2SW4 BOOK 601 PAGE 029																								
Building Permits																								
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
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Exemptions																								
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																
Remove Cap		Land Value	23,234	23,234	12%	2,788	Assessed	5,920	397.76															
Year Frozen		Improvements	37,202	26,097		3,132	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	60,436	49,331		5,920	Total Taxable	5,920	398.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300002840	PUFFINBARGER, MELODY J.	101	60,436	0	5,747	386.00																	
2024	2024-300002840	PUFFINBARGER, MELODY J.	101	62,307	0	5,580	371.00																	
2023	2023-300002840	PUFFINBARGER, MELODY J.	101	58,076	0	5,417	364.00																	
2022	2022-300002840	PUFFINBARGER, MELODY J.	101	43,987	0	5,260	356.00																	
2021	2021-300002840	PUFFINBARGER, MELODY J.	101	42,556	0	5,107	353.00																	
2020	2020-300002840	PUFFINBARGER, MELODY J.	101	42,556	0	5,107	346.00																	
2019	2019-0002840	PUFFINBARGER, MELODY J.	101	42,556		5,107	305.00																	
2018	2018-0002840	PUFFINBARGER, MELODY J.	101	42,556		5,107	305.00																	
2017	2017-0002840	PUFFINBARGER, MELODY J.	101	41,404		4,969	297.00																	
2016	2016-0002840	PUFFINBARGER, MELODY J.	101	41,404		4,969	297.00																	
2015	2015-0002840	PUFFINBARGER, MELODY J.	101	52,732		5,237	313.00																	
2014	2014-0002840	PUFFINBARGER, MELODY J.	101	50,755		5,086	304.00																	
2013	2013-0002840	PUFFINBARGER, MELODY J.	101	50,755		4,937	295.00																	




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,632 / 1,632
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	288 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1920 / 148

HOUSE 6/17/2025

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	25,085		
Lot Value	5,000		
Indicated Value	30,085	18.43	Per SqFt
Agland Value	17,630		
Site Improvements	12,094		
Total Value	59,809	36.65	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	59.53	Total Misc Impr	+ 6,491
Roofing Adj	+ 2.92	Garage Cost	+ 7,077
Subfloor Adj	+ 1.86	Total RCN	= 125,425
Heat/Cool Adj	+ 1.29	Depreciation (80%)	- 100,340
Plumbing Adj	+ 2.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,085
Adj Base Cost	= 68.54	Lot Value	+ 5,000
Total Area	x 1,632	Indicated Value	= 30,085
Adjusted Cost	= 111,857	Value Per SqFt	18.43

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1496	25x6	1950	150	27.12		4,068
PATC	Patio - Covered	1499	32x6	1960	192	12.62		2,423



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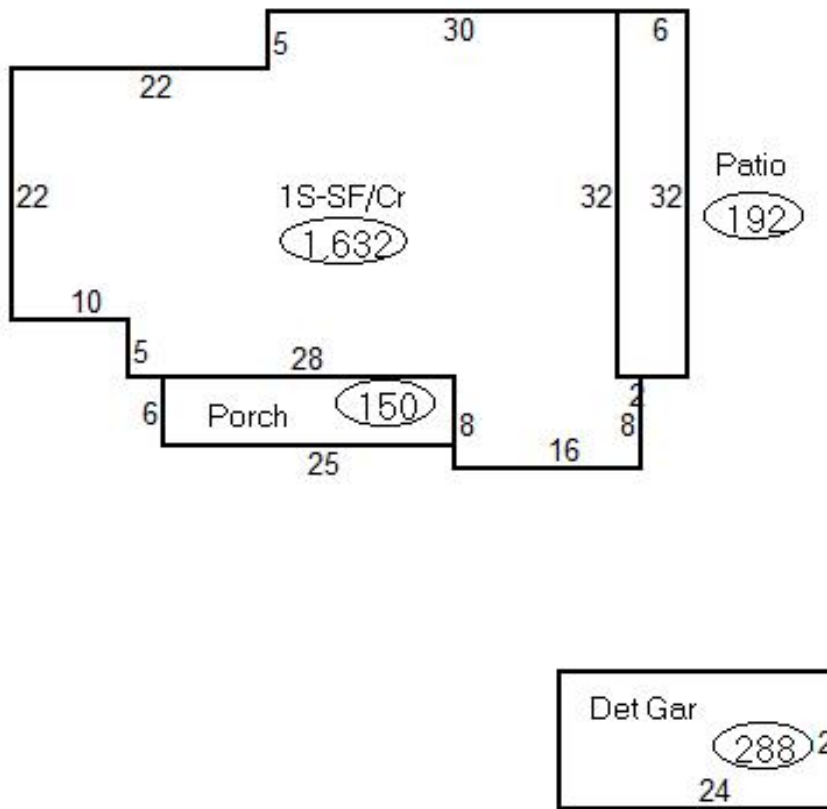
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	150	1.000	150
2	G	2		20	Det Gar	288	1.000	288
3	R	1	Crawl	20	1S-SF/Cr	1,632	1.000	1,632
4	M	PATC		20	Patio	192	1.000	192
Total Building Area						1,632		1,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	55x15x8	Base	Galvanized Metal	825
	Qual	3	Cond 1	Year 1990	Eff Age 50	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (16.36 x 825)		13,497		13,497	10,798	2,699
	SHDS	Shed - Small	65x25x8	Dirt	Wood Shingle	1,625
	Qual	3	Cond 1	Year 1960	Eff Age 92	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (13.33 x 1,625)		21,661		21,661	17,329	4,332
	CKCP	Chicken Coop	25x14x6	Dirt	Galvanized Metal	350
	Qual	3	Cond 1	Year 1960	Eff Age 92	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.33 x 350)		1,866		1,866	1,493	373
	HAYS	Hay Shed Open Sides	32x14x8	Dirt	Galvanized Metal	448
	Qual	3.5	Cond 1	Year 1960	Eff Age 92	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (8.53 x 448)		3,821		3,821	3,057	764
	SHDS	Shed - Small / Lean To	60x20x6	Base	Galvanized Metal	1,200
	Qual	3	Cond 1	Year 1960	Eff Age 92	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (16.36 x 1,200)		19,632		19,632	15,706	3,926



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DC	DALHART-CARWILE	IP	48			5.274	189	189	997	997
ME	MANSKER LOAM 3-5%	IP	31			6.477	122	122	791	791
ME	MANSKER LOAM 3-5%	NP	31			5.449	99	99	541	541
MG	MANSKER-POTTER 5-20%	IP	15			.216	59	59	13	13
MG	MANSKER-POTTER 5-20%	NP	15			1.570	48	48	75	75
PA	PRATT BILLOWY	IP	48			.622	189	189	118	118
PA	PRATT BILLOWY	NP	48			14.644	154	154	2,249	2,249
PA	PRATT BILLOWY	CR	48			.018	244	244	4	4
PB	PRATT HUMMOCKY	NP	40			9.350	128	128	1,197	1,197
PB	PRATT HUMMOCKY	IP	40			13.190	158	158	2,079	2,079
PC	PRATT LOAMY BILLOWY	IP	37			14.949	146	146	2,179	2,179
PC	PRATT LOAMY BILLOWY	NP	37			.296	118	118	35	35
PD	PRATT LOAMY HUMMOCKY	IP	31			30.978	122	122	3,784	3,784
PD	PRATT LOAMY HUMMOCKY	NP	31			35.970	99	99	3,568	3,568
NP Totals						139.000			17,630	17,630
Total Agland						139.000			17,630	17,630