



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image				
Account	300003042				No Image On File				
Parcel ID	0000-20-28N-20W-3-002-00								
Cadastral ID	0000-28N-20W-20-3-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	25171	Fractional Ownership							
WEDER FAMILY, L.L.C (THE) *LIFE EST*									
UND 1/2 INTEREST									
1523 N. 195 ROAD BUFFALO OK 73834-									
Parcel Location									
Situs	228N2W32								
Subdivision									
Lot/Block	/	Parcel Size	38.08 - Acres						
Sec/Twn/Rng	20 / 28 / 20 / 3								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.83018784 -99.84090846									
Building Permits									
SEC.20-28-20 SW4SW4 LESS TRACT CONT 1.92 ACRES *FRACTIONAL INTEREST*					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					770/766	WEDER, JOHN (TRUST) &	09/14/2022		04
					617/784	MILLER, THEDA J., ETAL	05/12/2006	153,500	MV
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	1,207	1,207	12%	145	Assessed	145	11.42
Year Frozen		Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0		0.00
TIF Project ID	0	Total Value	1,207	1,207	145	Total Taxable	145		11.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003042	WEDER FAMILY, L.L.C (THE) *LIFE EST*			102	1,207	0	145	11.00
2024	2024-300003042	WEDER FAMILY, L.L.C (THE) *LIFE EST*			102	1,171	0	141	11.00
2023	2023-300003042	WEDER FAMILY, L.L.C (THE) *LIFE EST*			102	1,312	0	157	13.00
2022	2022-300003042	WEDER FAMILY, L.L.C (THE) *LIFE EST*			102	1,312	0	157	13.00
2021	2021-300003042	WEDER, JOHN (TRUST) &			102	1,312	0	157	13.00
2020	2020-300003042	WEDER, JOHN (TRUST) &			102	1,312	0	157	13.00
2019	2019-0003042	WEDER, JOHN (TRUST) &			102	1,312		157	13.00
2018	2018-0003042	WEDER, JOHN (TRUST) &			102	1,312		157	13.00
2017	2017-0003042	WEDER, JOHN (TRUST) &			102	1,312		157	13.00
2016	2016-0003042	WEDER, JOHN (TRUST) &			102	1,312		157	13.00
2015	2015-0003042	WEDER, JOHN (TRUST) &			102	2,624		315	25.00
2014	2014-0003042	WEDER, JOHN (TRUST) &			102	2,624		315	25.00
2013	2013-0003042	WEDER, JOHN O. AND			102	2,624		315	25.00



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Lot Data		-		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>				
Residential Data								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
Cost Approach		Manual :		GRM Approach				
				GRM Code				
				Gross Rent				
				Indicated Value				
				Multiple Regression				
				MRA Code				
				Adusted 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				
				Lot Value				
				Indicated Value 0.00 Per SqFt				
				Agland Value 1,207				
				Site Improvements				
				Total Value 1,207 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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
LC	LINCOLN SOILS	NP	23			25.910	74	74	1,907	1,907
TD	TIVOLI FINE SAND	NP	13			12.170	42	42	506	506
NP Totals						38.080			2,413	2,413
Total Agland						38.080			2,413	2,413