



# 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	300003064													
Parcel ID	0000-03-28N-21W-2-001-00													
Cadastral ID	0000-28N-21W-03-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13670													
HOWARD, PHYLLIS A. REV. TRUST														
19908 EW 5 RD														
BUFFALO OK 73834-0000														
Parcel Location														
Situs	328N21W21													
Subdivision														
Lot/Block	/	Parcel Size	326 - Acres											
Sec/Twn/Rng	3 / 28 / 21 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description														
Lat/Long: 36.89416435 -99.41645664														
SEC.3-28-21 SW4; LOTS 3-4; S2NW4 BOOK 759 PAGE 88 BOOK 759 PAGE 74														
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					
Number	Description	Opened	Closed	Amount										
HOUSE 6/12/2024														
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	HOWARD, PHYLLIS A. (TRUST) &													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	31,841	27,071	12%	3,249	Assessed	15,600	1,228.34					
Year Frozen		Improvements	104,179	102,919		12,351	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	136,020	129,990	15,600	Total Taxable	14,600	1,150.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003064	HOWARD, PHYLLIS A. REV. TRUST	102	136,020	1000	14,145	1,114.00							
2024	2024-300003064	HOWARD, PHYLLIS A. REV. TRUST	102	143,152	1000	13,703	1,116.00							
2023	2023-300003064	HOWARD, PHYLLIS A. REV. TRUST	102	129,698	1000	13,276	1,098.00							
2022	2022-300003064	HOWARD, PHYLLIS A. (TRUST) &	102	127,342	1000	12,860	1,058.00							
2021	2021-300003064	HOWARD, PHYLLIS A. (TRUST) &	102	130,811	1000	12,456	1,028.00							
2020	2020-300003064	HOWARD, PHYLLIS A. (TRUST) &	102	130,811	1000	12,064	993.00							
2019	2019-0003064	HOWARD, PHYLLIS A. (TRUST) &	102	133,200		11,684	968.00							
2018	2018-0003064	HOWARD, PHYLLIS A. (TRUST) &	102	134,395		11,315	938.00							
2017	2017-0003064	HOWARD, PHYLLIS A. (TRUST) &	102	129,881		10,956	911.00							
2016	2016-0003064	HOWARD, PHYLLIS A. (TRUST) &	102	127,848		10,242	871.00							
2015	2015-0003064	HOWARD, PHYLLIS A. (TRUST) &	102	124,781		9,914	787.00							
2014	2014-0003064	HOWARD, PHYLLIS A. (TRUST) &	102	119,836		9,597	769.00							
2013	2013-0003064	HOWARD, PHYLLIS A. (TRUST) &	102	120,990		9,288	740.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.50 x 3,583.33 = 5,375 Factor Value Adjustments Lot Value 5,375		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,836 / 1,836
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 31

HOUSE	6/12/2024
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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	

Cost Approach		Manual :	
Base Cost	67.97	Total Misc Impr	+ 1,998
Roofing Adj	+ 3.09	Garage Cost	+
Subfloor Adj	+ 1.84	Total RCN	= 159,967
Heat/Cool Adj	+ 8.78	Depreciation ( 43%)	- 68,786
Plumbing Adj	+ 4.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 91,181
Adj Base Cost	= 86.04	Lot Value	+ 5,375
Total Area	x 1,836	Indicated Value	= 96,556
Adjusted Cost	= 157,969	Value Per SqFt	52.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,181		
Lot Value	5,375		
Indicated Value	96,556	52.59	Per SqFt
Agland Value	26,466		
Site Improvements	7,147		
Total Value	130,169	70.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	7939	14x8		112	17.84		1,998



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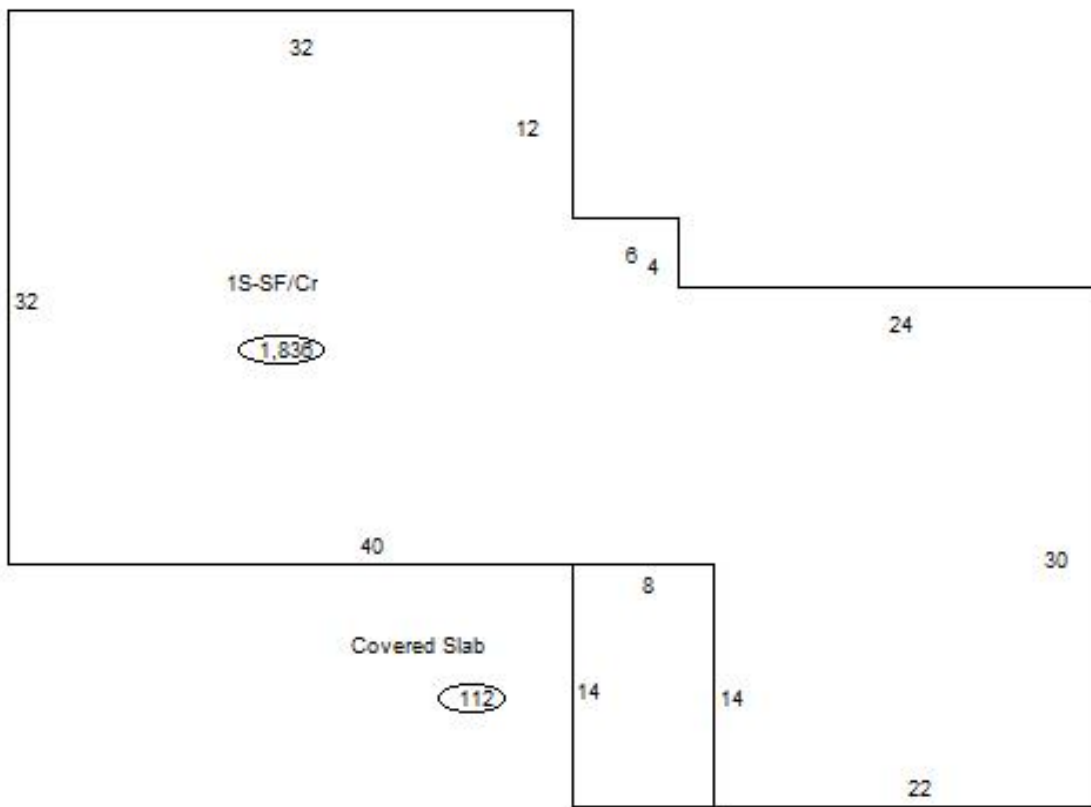
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1S-SF/Cr	1,836	1.000	1,836
2	M	PRCH		13	Covered Slab	112	1.000	112
<b>Total Building Area</b>						1,836		1,836



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	8x20 container	20x8x8	Base	Formed Metal	160
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (22.81 x 160)	3,650		3,650	1,716	1,934
	GBST	Grain Bin 2400 BU GR BN	16x16x16			2,583
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 2,583)	4,185		4,185	2,930	1,255
	GBST	Grain Bin 2400 BU GR BN	16x16x16			2,583
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 2,583)	4,185		4,185	2,930	1,255
	BNGP	old shed	22x18x10	Dirt	Composition Shingle	396
	Qual	3	Cond 1	Year 1990	Eff Age 50	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (72% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (18.71 x 396)	7,409		7,409	5,334	2,075
	SHDS	Shed - Small	12x12x8		Formed Metal	144
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.82 x 144)	3,142		3,142	2,514	628



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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
QA	QUINLAN LOAM	NP	11			112.294	35	35	3,953	3,953
QA	QUINLAN LOAM	CR	11			6.274	56	56	351	351
QC	QUINLAN-WDWARD 5-12%	NP	14			74.060	45	45	3,318	3,318
QC	QUINLAN-WDWARD 5-12%	CR	14			42.983	71	71	3,063	3,063
WA	WOODWARD 1-3%	CR	43			16.866	219	219	3,691	3,691
WB	WOODWARD 3-8%	NP	33			.121	106	106	13	13
WB	WOODWARD 3-8%	CR	33			71.903	168	168	12,077	12,077
<b>CR Totals</b>						324.500			26,466	26,466
<b>Total Agland</b>						324.500			26,466	26,466