



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:34:19  
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Assessment Data					Primary Image									
Account	300003071				<p>HOUSE 6/12/2024</p>									
Parcel ID	0000-05-28N-21W-1-003-00													
Cadastral ID	0000-28N-21W-05-1-003-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13674													
CHASE, WILMA	LIFE ESTATE													
710 NW 3RD BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	528N21W13													
Subdivision														
Lot/Block	/	Parcel Size	162 - Acres											
Sec/Twn/Rng	5 / 28 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.92553208 -99.48487610														
SEC.5-28-21 S2NW4; LOT 4; SW4NE4 REMAINDERMAN: KAREN JOHNSON, JOYCE SILVEY, TERRY CHASE, PAUL CHASE MICHAEL CHASE, MARILYN HOMER AND JANICE SUMMERS 1/7 INT EACH BOOK 516 PAGE 863														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	CHASE, WILMA LIFE ESTATE													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	30,582	30,582	12%	3,670	Assessed	11,896 936.69						
Year Frozen		Improvements	68,550	68,550		8,226	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	99,132	99,132		11,896	Total Taxable	11,896 937.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax						
2025	2025-300003071	CHASE, WILMA	LIFE ESTATE	102	99,132	0	11,711	922.00						
2024	2024-300003071	CHASE, WILMA	LIFE ESTATE	102	98,142	0	11,370	926.00						
2023	2023-300003071	CHASE, WILMA	LIFE ESTATE	102	93,275	0	11,039	913.00						
2022	2022-300003071	CHASE, WILMA	LIFE ESTATE	102	89,518	0	10,717	882.00						
2021	2021-300003071	CHASE, WILMA	LIFE ESTATE	102	86,710	0	10,405	859.00						
2020	2020-300003071	CHASE, WILMA	LIFE ESTATE	102	86,710	0	10,405	856.00						
2019	2019-0003071	CHASE, WILMA	LIFE ESTATE	102	86,710		10,405	862.00						
2018	2018-0003071	CHASE, WILMA	LIFE ESTATE	102	86,710		10,310	855.00						
2017	2017-0003071	CHASE, WILMA	LIFE ESTATE	102	83,502		10,011	832.00						
2016	2016-0003071	CHASE, WILMA	LIFE ESTATE	102	83,502		9,719	827.00						
2015	2015-0003071	CHASE, WILMA	LIFE ESTATE	102	90,137		9,436	749.00						
2014	2014-0003071	CHASE, WILMA	LIFE ESTATE	102	86,872		9,162	734.00						
2013	2013-0003071	CHASE, WILMA	LIFE ESTATE	102	86,872		8,894	708.00						



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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	1.6 - Low
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,968 / 1,968
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	2,448 Total, 480 Minimum, 480 Partition
Garage Type	
Remodel	
Year/Eff Age	1960 / 84

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	78.46	Total Misc Impr	+ 2,402
Roofing Adj	+ 3.74	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 256,195
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 204,956
Plumbing Adj	+ 4.98	Lump Sums	+ 0
Basement Adj	+ 31.02	RCNLD	= 51,239
Adj Base Cost	= 128.96	Lot Value	+ 5,000
Total Area	x 1,968	Indicated Value	= 56,239
Adjusted Cost	= 253,793	Value Per SqFt	28.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,239		
Lot Value	5,000		
Indicated Value	56,239	28.58	Per SqFt
Agland Value	25,582		
Site Improvements	22,892		
Total Value	104,713	53.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	7665	8x5		40	60.04		2,402



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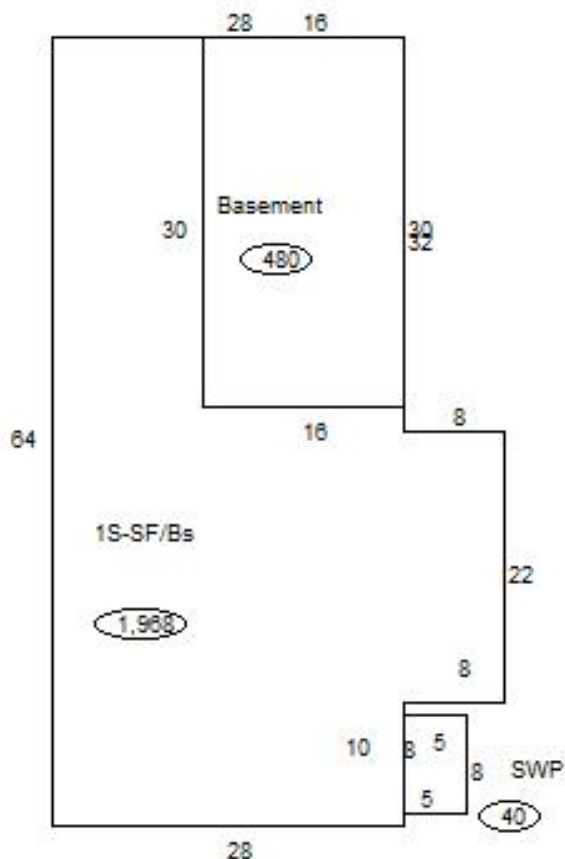
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	1,968	1.000	1,968
2	B	3		20	Basement	480	1.000	480
3	M	EPSW		20	SWP	40	1.000	40
<b>Total Building Area</b>						1,968		1,968



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 1000 BU GR BN	12x12x12			1,089	
	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 (1.62 x 1,089)		1,764		1,764	1,411	353
	GBST	Grain Bin 2000 BU GR BN	16x16x13			2,099	
	Qual	3	Cond 3	Year 1987	Eff Age 39		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 2,099)		3,400		3,400	2,720	680
	GBST	Grain Bin 2000 BU GR BN	16x16x13			2,099	
	Qual	3	Cond 3	Year 1987	Eff Age 39		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 2,099)		3,400		3,400	2,720	680
	SHDS	Yard Shed - Wood	12x8x6	Base	Composition Shingle	96	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.66 x 96)		2,271		2,271	1,817	454
	UTIL	Utility Building	70x50x14	Concrete	Formed Metal	3,500	
	Qual	2	Cond 2	Year 1960	Eff Age 79		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.61 x 3,500)		72,135		72,135	57,708	14,427
	UTIL	Utility Building	44x36x14	Dirt	Galvanized Metal	1,584	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.88 x 1,584)		31,490		31,490	25,192	6,298



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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
CA	CAREY SILT 1-3%	NP	50			2.779	160	160	445	445
LD	LOAMY ALLUVIAL LAND	CR	33			3.940	168	168	662	662
LD	LOAMY ALLUVIAL LAND	NP	33			15.483	106	106	1,635	1,635
QC	QUINLAN-WDWARD 5-12%	NP	14			3.091	45	45	138	138
QC	QUINLAN-WDWARD 5-12%	CR	14			30.262	71	71	2,156	2,156
SB	ST.PAUL 1-3%	CR	52			38.790	265	265	10,267	10,267
WB	WOODWARD 3-8%	NP	33			4.643	106	106	490	490
WB	WOODWARD 3-8%	CR	33			18.002	168	168	3,024	3,024
WD	WOODWARD-QUINLAN3-8%	NP	23			4.987	74	74	367	367
WD	WOODWARD-QUINLAN3-8%	CR	23			26.890	117	117	3,148	3,148
YA	YAHOLA FINE SANDY	NP	55			1.410	176	176	248	248
YA	YAHOLA FINE SANDY	CR	55			10.724	280	280	3,002	3,002
<b>CR Totals</b>						161.000			25,582	25,582
<b>Total Agland</b>						161.000			25,582	25,582