



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	300003072				No Image On File									
Parcel ID	0000-05-28N-21W-3-001-00													
Cadastral ID	0000-28N-21W-05-3-001-00													
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	528N21W31													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	5 / 28 / 21 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.94000018 -99.50301425														
Building Permits														
SEC.5-28-21 S2S2 *FRACTIONAL INTEREST*														
<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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	8,075	8,075	12%	969	Assessed	969	76.30					
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	8,075	8,075	969	Total Taxable	969	76.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003072	WEDER FAMILY, L.L.C (THE) *LIFE EST*	102	8,075	0	969	76.00							
2024	2024-300003072	WEDER FAMILY, L.L.C (THE) *LIFE EST*	102	8,075	0	969	79.00							
2023	2023-300003072	WEDER FAMILY, L.L.C (THE) *LIFE EST*	102	8,075	0	969	80.00							
2022	2022-300003072	WEDER FAMILY, L.L.C (THE) *LIFE EST*	102	8,276	0	993	82.00							
2021	2021-300003072	WEDER, JOHN JR, & (LE) (TRUST)	102	8,276	0	993	82.00							
2020	2020-300003072	WEDER, JOHN JR, & (LE) (TRUST)	102	8,276	0	993	82.00							
2019	2019-0003072	WEDER, JOHN JR, & (LE) (TRUST)	102	8,276		993	82.00							
2018	2018-0003072	WEDER, JOHN JR, & (LE) (TRUST)	102	8,276		993	82.00							
2017	2017-0003072	WEDER, JOHN JR, & (LE) (TRUST)	102	8,276		993	83.00							
2016	2016-0003072	WEDER, JOHN JR, & (LE) (TRUST)	102	8,276		993	84.00							
2015	2015-0003072	WEDER, JOHN JR, & (LE) (TRUST)	102	8,276		993	79.00							
2014	2014-0003072	WEDER, JOHN JR, & (LE) (TRUST)	102	8,276		993	80.00							
2013	2013-0003072	WEDER, JOHN JR., & LIFE EST	102	8,276		993	79.00							



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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				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 Lot Value Indicated Value 0.00 Per SqFt Aground Value 8,075 Site Improvements Total Value 8,075 0.00 Total Value Per SqFt				
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 :						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300003072

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			15.226	255	255	3,875	3,875
CA	CAREY SILT 1-3%	NP	50			.107	160	160	17	17
LD	LOAMY ALLUVIAL LAND	CR	33			7.226	168	168	1,214	1,214
LD	LOAMY ALLUVIAL LAND	NP	33			5.055	106	106	534	534
QA	QUINLAN LOAM	NP	11			38.316	35	35	1,349	1,349
QB	QUINLAN LOAM,ERODED	CR	10			6.218	51	51	317	317
QB	QUINLAN LOAM,ERODED	NP	10			13.322	32	32	426	426
QC	QUINLAN-WDWARD 5-12%	CR	14			3.511	71	71	250	250
QC	QUINLAN-WDWARD 5-12%	NP	14			.669	45	45	30	30
SA	ST.PAUL 0-1%	NP	60			.044	192	192	8	8
WB	WOODWARD 3-8%	NP	33			22.308	106	106	2,356	2,356
WD	WOODWARD-QUINLAN3-8%	NP	23			24.981	74	74	1,839	1,839
WD	WOODWARD-QUINLAN3-8%	CR	23			14.693	117	117	1,720	1,720
YA	YAHOLA FINE SANDY	CR	55			7.205	280	280	2,017	2,017
YA	YAHOLA FINE SANDY	NP	55			1.120	176	176	197	197
NP Totals						160.000			16,149	16,149
Total Agland						160.000			16,149	16,149