



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	300003082													
Parcel ID	0000-07-28N-21W-3-001-00													
Cadastral ID	0000-28N-21W-07-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	102 - 4R-BUFFALO													
Name ID	13678													
APPLETON, KAREN L.														
19735 E 7 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	728N21W31													
Subdivision														
Lot/Block	/	Parcel Size	165 - Acres											
Sec/Twn/Rng	7 / 28 / 21 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
1 11/10/2025														
Legal Description Lat/Long: 36.99797542 -99.81121529														
SEC.7-28-21 LOTS 3-4; E2SW4 BK 744 PG 541														
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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
HVS	Veteran	Yes	999,999	8,634	/	APPLETON, KAREN L.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	23,084	23,084	12%	2,770	Assessed	8,634	679.84					
Year Frozen		Improvements	48,867	48,867		5,864	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	8,634	-680.00					
TIF Project ID	0	Total Value	71,951	71,951		8,634	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003082	APPLETON, KAREN L.	102	71,951	8598									
2024	2024-300003082	APPLETON, KAREN L.	102	71,506	8347									
2023	2023-300003082	APPLETON, KAREN L.	102	69,277	8104									
2022	2022-300003082	APPLETON, KAREN L.	102	73,377	7869									
2021	2021-300003082	APPLETON, KAREN L.	102	73,007	7639									
2020	2020-300003082	APPLETON, KAREN L.	102	73,007	7416									
2019	2019-0003082	APPLETON, KAREN L.	102	73,007		6,201		514.00						
2018	2018-0003082	APPLETON, DARRELL LEE, ETUX	102	73,007		5,991		497.00						
2017	2017-0003082	APPLETON, DARRELL LEE, ETUX	102	70,464		5,787		481.00						
2016	2016-0003082	APPLETON, DARRELL LEE, ETUX	102	63,391		4,765		405.00						
2015	2015-0003082	APPLETON, DARRELL LEE, ETUX	102	61,867		4,599		365.00						
2014	2014-0003082	APPLETON, DARRELL LEE, ETUX	102	59,360		4,435		355.00						
2013	2013-0003082	APPLETON, DARRELL LEE, ETUX	102	59,360		4,277		341.00						



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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		<p>0000-07-28N-21W-3-001-00 11/06/2025 ACCTR 3082</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,600 / 1,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 84



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		

Cost Approach		Manual :	
Base Cost	76.35	Total Misc Impr	+ 5,284
Roofing Adj	+ 4.38	Garage Cost	+
Subfloor Adj	+ 0.94	Total RCN	= 157,380
Heat/Cool Adj	+ 9.78	Depreciation (80%)	- 125,904
Plumbing Adj	+ 3.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,476
Adj Base Cost	= 95.06	Lot Value	+ 5,000
Total Area	x 1,600	Indicated Value	= 36,476
Adjusted Cost	= 152,096	Value Per SqFt	22.80

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,476		
Lot Value	5,000		
Indicated Value	36,476	22.80	Per SqFt
Agland Value	18,084		
Site Improvements	60,960		
Total Value	115,520	72.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1591	7x5		35	54.10		1,894
PRCH	Slab Porch - Covered	7698	21x8		168	20.18		3,390



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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	20	1S-SF/Cr	1,600	1.000	1,600
2	M	EPSW		20	SWP	35	1.000	35
3	M	PRCH		20	Covered Slab	168	1.000	168
Total Building Area						1,600		1,600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <small>0000-07-28N-21W-3-001-00 01/06/2026 #3082</small>	PACN	Paving - Concrete APPROACH	25x15x0			375
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
Base Cost (4.18 x 375)		1,568		1,568	78	1,490
 <small>0000-07-28N-21W-3-001-00 01/06/2026 #3082</small>	UTIL	Utility Building NEW 2026	40x30x18	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	
Base Cost (30.53 x 1,200)		36,636		36,636	366	36,270
 <small>0000-07-28N-21W-3-001-00 01/06/2026 #3082</small>	LNT0	Lean To - Attached to New Utility Bldg	40x20x16		Formed Metal	800
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	
Base Cost (8.14 x 800)		6,512		6,512	391	6,121
 <small>0000-07-28N-21W-3-001-00 01/06/2026 #3082</small>	SHDS	Yard Shed - Wood	16x10x8	Base	Formed Metal	160
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ 0% Func)	
Base Cost (20.89 x 160)		3,342		3,342	1,404	1,938
 <small>0000-07-28N-21W-3-001-00 10-8-2020 #3082 QOUNSET & BARN</small>	SHDS	Yard Shed - Metal	14x14x8	Base	Formed Metal	196
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ 0% Func)	
Base Cost (20.96 x 196)		4,108		4,108	1,725	2,383
 <small>0000-07-28N-21W-3-001-00 10-8-2020 #3082 QOUNSET & BARN</small>	STAB	3 STALL HORSE BARN	30x20x10	Dirt	Formed Metal	600
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ 0% Func)	
Base Cost (30.65 x 600)		18,390		18,390	10,298	8,092
 <small>0000-07-28N-21W-3-001-00 10-8-2020 #3082 QOUNSET & BARN</small>	SHDS	LOFT SHED	14x10x10	Base	Formed Metal	140
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	
Base Cost (21.61 x 140)		3,025		3,025	2,420	605



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal	20x8x8	Base	Formed Metal	160		
	Qual	3	Cond	3	Year	1990	Eff Age	36
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (21.40 x 160)		3,424		3,424	2,739	685	
	GBST	Grain Bin 1000 BU GR BN	12x12x12			1,089		
	Qual	3	Cond	3	Year	1965	Eff Age	61
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (1.62 x 1,089)		1,764		1,764	1,411	353	
	GBST	Grain Bin 1000 BU GR BN	12x12x12			1,089		
	Qual	3	Cond	3	Year	1965	Eff Age	61
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (1.62 x 1,089)		1,764		1,764	1,411	353	
	QUON	Quonset	50x25x10	Dirt	Galvanized Metal	1,250		
	Qual	3	Cond	3	Year	1965	Eff Age	61
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (9.59 x 1,250)		11,988		11,988	9,590	2,398	
	BNV	Building No Value HAY SHED	50x20x0	Dirt	Galvanized Metal	1,000		
	Qual	3	Cond	3	Year	1965	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (0.00 x 1,000)							
	GBST	Grain Bin 900 BU GR BN	11x11x11			839		
	Qual	3	Cond	3	Year	1950	Eff Age	76
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (1.62 x 839)		1,360		1,360	1,088	272	



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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	CR	11			4.081	56	56	228	228
QA	QUINLAN LOAM	NP	11			44.874	35	35	1,580	1,580
QC	QUINLAN-WDWARD 5-12%	CR	14			3.867	71	71	276	276
QC	QUINLAN-WDWARD 5-12%	NP	14			.126	45	45	6	6
WA	WOODWARD 1-3%	CR	43			34.456	219	219	7,541	7,541
WA	WOODWARD 1-3%	NP	43			15.875	138	138	2,184	2,184
WB	WOODWARD 3-8%	NP	33			44.937	106	106	4,745	4,745
WB	WOODWARD 3-8%	CR	33			3.840	168	168	645	645
WD	WOODWARD-QUINLAN3-8%	NP	23			11.945	74	74	879	879
NP Totals						164.000			18,084	18,084
Total Agland						164.000			18,084	18,084