



# 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	300003092													
Parcel ID	0000-09-28N-21W-3-001-00													
Cadastral ID	0000-28N-21W-09-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13683													
ERWIN, MICHAEL ALLEN														
696 N 199 RD														
BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	696 N 199 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	9 / 28 / 21 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 6/12/2024														
<b>Legal Description</b> Lat/Long: 36.90743553 -99.55839251														
SEC 9-28N-21 SW/4SW/4SW/4														
BOOK 775 PAGE 256 BOOK 698 PAGE 200														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	ERWIN, MICHAEL ALLEN								
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	6,525	6,525	12%	783	Assessed	6,869	540.87					
Year Frozen		Improvements	50,714	50,714		6,086	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	57,239	57,239		6,869	Total Taxable	6,869	541.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003092	ERWIN, MICHAEL ALLEN	102	57,239	0	6,869	541.00							
2024	2024-300003092	ERWIN, MICHAEL ALLEN	102	56,220	0	6,747	549.00							
2023	2023-300003092	ERWIN, MICHAEL ALLEN	102	56,801	0	6,817	564.00							
2022	2022-300003092	ERWIN, MICHAEL ALLEN	102	19,217	0	2,306	190.00							
2021	2021-300003092	ERWIN, MICHAEL ALLEN	102	19,217	0	2,306	190.00							
2020	2020-300003092	ERWIN, MICHAEL ALLEN	102	19,217	0	2,306	190.00							
2019	2019-0003092	ERWIN, MICHAEL ALLEN	102	19,217		2,306	191.00							
2018	2018-0003092	ERWIN, MICHAEL ALLEN	102	19,217		2,306	191.00							
2017	2017-0003092	ERWIN, MICHAEL ALLEN	102	19,217		2,306	192.00							
2016	2016-0003092	ERWIN, MICHAEL ALLEN	102	19,217		2,306	196.00							
2015	2015-0003092	ERWIN, MICHAEL ALLEN	102	19,217		2,306	183.00							
2014	2014-0003092	ERWIN, MICHAEL ALLEN	102	19,217		2,306	185.00							
2013	2013-0003092	ERWIN, VERLON (TRUST) &	102	19,217		2,306	184.00							



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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 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	240 / 240
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 15

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	75.87	Total Misc Impr	+ 4,862
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 2.36	Total RCN	= 29,613
Heat/Cool Adj	+ 0.60	Depreciation ( 20%)	- 5,923
Plumbing Adj	+ 19.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,690
Adj Base Cost	= 103.13	Lot Value	+ 5,000
Total Area	x 240	Indicated Value	= 28,690
Adjusted Cost	= 24,751	Value Per SqFt	119.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,690		
Lot Value	5,000		
Indicated Value	28,690	119.54	Per SqFt
Agland Value	1,525		
Site Improvements	25,317		
Total Value	55,532	231.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	8599	12x10	2015	120	40.52		4,862



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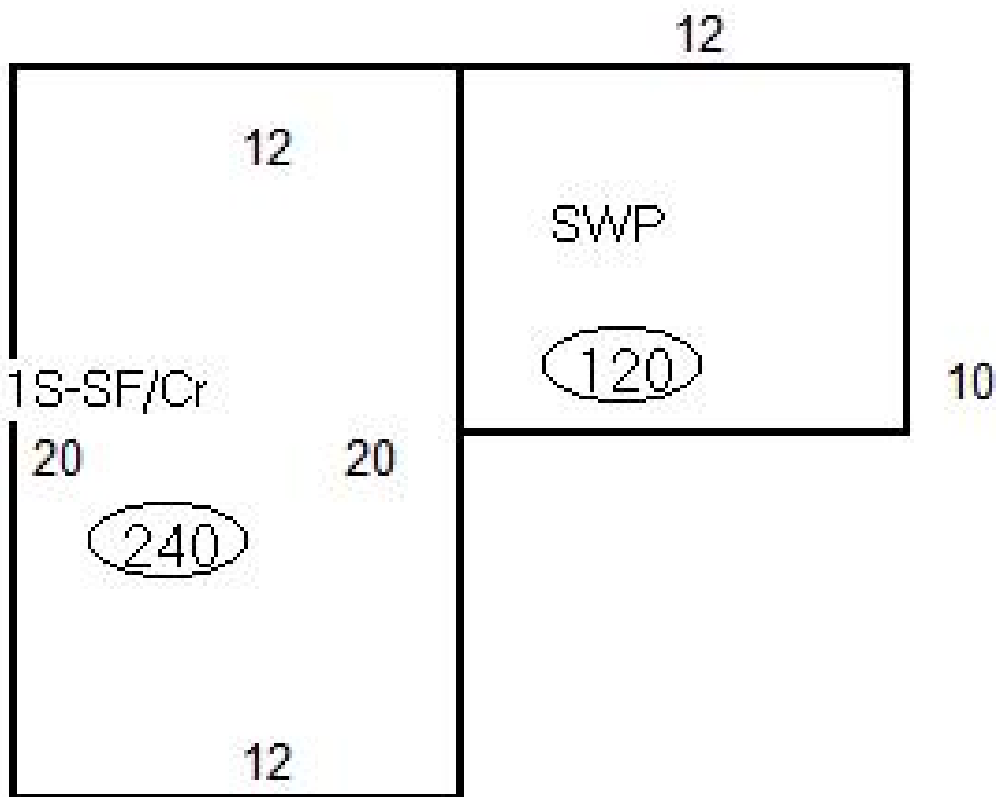
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	240	1.000	240
2	M	EPSW		10	SWP	120	1.000	120
<b>Total Building Area</b>						<b>240</b>		<b>240</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small RED	32x12x8	Base	Wood Shingle	384
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.93 x 384)		6,885		6,885	689
	PACN	Paving - Concrete PATIO	10x12x0			120
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.78 x 120)		814		814	122
	SHDS	Yard Shed - Wood	16x10x8		Composition Shingle	160
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.40 x 160)		3,424		3,424	479
	SHDS	SHIP BLUE CONTAINER	40x8x8			320
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.22 x 320)		6,150		6,150	861
	SHDS	Yard Shed - GREY	10x10x8		Formed Metal	100
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.83 x 100)		2,383		2,383	334
	SHDS	Ship WHITE CONT	22x8x8			176
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.20 x 176)		3,907		3,907	742
	SHDS	Ship BLUECONT.	40x8x8			320
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.22 x 320)		6,150		6,150	1,169



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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%	CR	50			4.696	255	255	1,195	1,195
CA	CAREY SILT 1-3%	NP	50			1.369	160	160	219	219
QA	QUINLAN LOAM	NP	11			2.730	35	35	96	96
QC	QUINLAN-WDWARD 5-12%	CR	14			.205	71	71	15	15
<b>CR Totals</b>						9.000			1,525	1,525
<b>Total Agland</b>						9.000			1,525	1,525