



# 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	300003131				No Image On File				
Parcel ID	0000-20-28N-21W-3-002-00								
Cadastral ID	0000-28N-21W-20-3-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	13703								
SNELL, BETH ANN									
934 N 192 RD BUFFALO OK 73834-8816									
<b>Parcel Location</b>									
Situs	2028N21W32								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	20 / 28 / 21 / 3								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.89627336 -99.47112434									
SEC.20-28-21 N2SW4 BOOK 776 PAGES 611, 613, 615 TOD CASEY W. SNELL					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SNELL, BETH ANN			
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	4,241	4,241	12%	509	Assessed	509	40.08
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	4,241	4,241		509	Total Taxable	509	40.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003131	SNELL, BETH ANN	102	4,241	0	509	40.00		
2024	2024-300003131	SNELL, BETH ANN	102	4,241	0	509	41.00		
2023	2023-300003131	SNELL, BETH ANN	102	4,241	0	509	42.00		
2022	2022-300003131	SNELL, BETH ANN	102	4,448	0	534	44.00		
2021	2021-300003131	SNELL, BETH ANN	102	4,448	0	534	44.00		
2020	2020-300003131	SNELL, BETH ANN	102	4,448	0	534	44.00		
2019	2019-0003131	SNELL, BETH ANN	102	4,448		534	44.00		
2018	2018-0003131	SNELL, BETH ANN	102	4,448		534	44.00		
2017	2017-0003131	SNELL, BETH ANN	102	4,448		534	44.00		
2016	2016-0003131	SNELL, BETH ANN	102	4,448		534	45.00		
2015	2015-0003131	SNELL, BETH ANN	102	4,448		534	42.00		
2014	2014-0003131	SNELL, BETH ANN	102	4,448		534	43.00		
2013	2013-0003131	ERWIN, VERLON (TRUST)	102	4,448		534	43.00		



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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		<b>GRM Approach</b>						
Adjustments		GRM Code						
Lot Value		Gross Rent						
<b>Residential Data</b>		Indicated Value						
Type		<b>Multiple Regression</b>						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		<b>Direct Comparables</b>						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	<b>Value Reconciliation</b>						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
<b>Cost Approach</b>		Agland Value						
Manual :		4,241						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	4,241 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation ( 0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300003131

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			50.132	35	35	1,765	1,765
WB	WOODWARD 3-8%	NP	33			8.688	106	106	917	917
WD	WOODWARD-QUINLAN3-8%	NP	23			21.180	74	74	1,559	1,559
<b>NP Totals</b>						80.000			4,241	4,241
<b>Total Agland</b>						80.000			4,241	4,241