



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:35:16
 Page 1

Assessment Data					Primary Image																													
Account 300003146 Parcel ID 0000-24-28N-21W-1-003-00 Cadastral ID 0000-28N-21W-24-1-003-00 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 2428N21W13 Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 24 / 28 / 21 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File																													
Legal Description					Building Permits																													
Lat/Long: 36.80107209 -99.86833718 SEC. 24-28-21 SE4NE4 *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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
Exemptions					Sale History																													
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>770/766</td> <td>WEDER, JOHN (TRUST) &</td> <td>09/14/2022</td> <td> </td> <td>04</td> </tr> <tr> <td>617/784</td> <td>MILLER, THEDA J., ETAL</td> <td>05/12/2006</td> <td>153,500</td> <td>MV</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	770/766	WEDER, JOHN (TRUST) &	09/14/2022		04	617/784	MILLER, THEDA J., ETAL	05/12/2006	153,500	MV
Code	Type	Active	Maximum	Exemption																														
Bk/Pg	Grantor	Date	Price	Code																														
770/766	WEDER, JOHN (TRUST) &	09/14/2022		04																														
617/784	MILLER, THEDA J., ETAL	05/12/2006	153,500	MV																														
Parcel Valuation																																		
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																									
Remove Cap		Land Value	1,399	661	12%	79	Assessed	79	6.22																									
Year Frozen		Improvements	0	0		0	Penalty	0																										
Uncapped Value		Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID		Total Value	1,399	661		79	Total Taxable	79	6.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-300003146	WEDER FAMILY, L.L.C (THE) *LIFE EST*			102	1,399	0	77	6.00																									
2024	2024-300003146	WEDER FAMILY, L.L.C (THE) *LIFE EST*			102	1,399	0	75	6.00																									
2023	2023-300003146	WEDER FAMILY, L.L.C (THE) *LIFE EST*			102	1,399	0	73	6.00																									
2022	2022-300003146	WEDER FAMILY, L.L.C (THE) *LIFE EST*			102	589	0	71	6.00																									
2021	2021-300003146	WEDER, JOHN (TRUST) &			102	1,710	0	205	17.00																									
2020	2020-300003146	WEDER, JOHN (TRUST) &			102	1,710	0	205	17.00																									
2019	2019-0003146	WEDER, JOHN (TRUST) &			102	1,710		205	17.00																									
2018	2018-0003146	WEDER, JOHN (TRUST) &			102	1,710		205	17.00																									
2017	2017-0003146	WEDER, JOHN (TRUST) &			102	1,710		205	17.00																									
2016	2016-0003146	WEDER, JOHN (TRUST) &			102	1,710		205	17.00																									
2015	2015-0003146	WEDER, JOHN (TRUST) &			102	3,420		410	33.00																									
2014	2014-0003146	WEDER, JOHN (TRUST) &			102	3,420		410	33.00																									
2013	2013-0003146	WEDER, JOHN O. AND			102	3,420		410	33.00																									



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Date 02/06/2026
 Time 06:35:16
 Page 2

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								
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 /				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 :		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 1,399			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 1,399 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
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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Time 06:35:16
Page 3

Agland Inventory

300003146

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			1.065	74	74	78	78
QA	QUINLAN LOAM	NP	11			11.173	35	35	393	393
QC	QUINLAN-WDWARD 5-12%	NP	14			9.947	45	45	446	446
WB	WOODWARD 3-8%	NP	33			17.816	106	106	1,881	1,881
NP Totals						40.000			2,798	2,798
Total Agland						40.000			2,798	2,798