



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:35:52  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300003189 <b>Parcel ID</b> 0000-01-28N-22W-1-001-00 <b>Cadastral ID</b> 0000-28N-22W-01-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 25610 P.T.K. REAL ESTATE LLC  19832 EW 7 RD BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 517 N 197 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 326 - Acres <b>Sec/Twn/Rng</b> 1 / 28 / 22 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.93241765 -99.55292391 SEC.1-28-22 LOTS 1-2-3-4; S2N2 BOOK 783 PAGE 654																																																																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																																																																				
<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>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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<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						<b>Sale History</b> <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>783/654 /</td> <td>MARTIN, LOUIS EDWIN, TRUST &amp; MARTIN, LOUIS EDWIN, &amp; (TRUST)</td> <td>08/29/2024</td> <td>683,000</td> <td>18</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	783/654 /	MARTIN, LOUIS EDWIN, TRUST & MARTIN, LOUIS EDWIN, & (TRUST)	08/29/2024	683,000	18																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
783/654 /	MARTIN, LOUIS EDWIN, TRUST & MARTIN, LOUIS EDWIN, & (TRUST)	08/29/2024	683,000	18																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value 60,166</td> <td>54,571</td> <td>12%</td> <td>6,549</td> <td>Assessed</td> <td>42,291</td> <td>3,329.99</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 297,851</td> <td>297,851</td> <td></td> <td>35,742</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>284,541</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 358,017</td> <td>352,422</td> <td></td> <td>42,291</td> <td>Total Taxable</td> <td>42,291</td> <td>3,330.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 60,166	54,571	12%	6,549	Assessed	42,291	3,329.99	Year Frozen		Improvements 297,851	297,851		35,742	Penalty	0		Uncapped Value	284,541	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 358,017	352,422		42,291	Total Taxable	42,291	3,330.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		Land Value 60,166	54,571	12%	6,549	Assessed	42,291	3,329.99																																																																																																																	
Year Frozen		Improvements 297,851	297,851		35,742	Penalty	0																																																																																																																		
Uncapped Value	284,541	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 358,017	352,422		42,291	Total Taxable	42,291	3,330.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300003189</td><td>P.T.K. REAL ESTATE LLC</td><td>102</td><td>81,438</td><td>0</td><td>7,909</td><td>623.00</td></tr> <tr><td>2024</td><td>2024-300003189</td><td>P.T.K. REAL ESTATE LLC</td><td>102</td><td>43,333</td><td>0</td><td>5,200</td><td>423.00</td></tr> <tr><td>2023</td><td>2023-300003189</td><td>MARTIN, LOUIS EDWIN, TRUST &amp;</td><td>102</td><td>43,333</td><td>0</td><td>5,200</td><td>430.00</td></tr> <tr><td>2022</td><td>2022-300003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td>0</td><td>5,240</td><td>431.00</td></tr> <tr><td>2021</td><td>2021-300003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td>0</td><td>5,240</td><td>433.00</td></tr> <tr><td>2020</td><td>2020-300003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td>0</td><td>5,240</td><td>431.00</td></tr> <tr><td>2019</td><td>2019-0003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td></td><td>5,240</td><td>434.00</td></tr> <tr><td>2018</td><td>2018-0003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td></td><td>5,240</td><td>435.00</td></tr> <tr><td>2017</td><td>2017-0003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td></td><td>5,240</td><td>436.00</td></tr> <tr><td>2016</td><td>2016-0003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td></td><td>5,240</td><td>446.00</td></tr> <tr><td>2015</td><td>2015-0003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td></td><td>5,240</td><td>416.00</td></tr> <tr><td>2014</td><td>2014-0003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td></td><td>5,240</td><td>420.00</td></tr> <tr><td>2013</td><td>2013-0003189</td><td>MARTIN, LOUIS EDWIN, &amp; (TRUST</td><td>102</td><td>43,667</td><td></td><td>5,240</td><td>417.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300003189	P.T.K. REAL ESTATE LLC	102	81,438	0	7,909	623.00	2024	2024-300003189	P.T.K. REAL ESTATE LLC	102	43,333	0	5,200	423.00	2023	2023-300003189	MARTIN, LOUIS EDWIN, TRUST &	102	43,333	0	5,200	430.00	2022	2022-300003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667	0	5,240	431.00	2021	2021-300003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667	0	5,240	433.00	2020	2020-300003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667	0	5,240	431.00	2019	2019-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	434.00	2018	2018-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	435.00	2017	2017-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	436.00	2016	2016-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	446.00	2015	2015-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	416.00	2014	2014-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	420.00	2013	2013-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	417.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300003189	P.T.K. REAL ESTATE LLC	102	81,438	0	7,909	623.00																																																																																																																		
2024	2024-300003189	P.T.K. REAL ESTATE LLC	102	43,333	0	5,200	423.00																																																																																																																		
2023	2023-300003189	MARTIN, LOUIS EDWIN, TRUST &	102	43,333	0	5,200	430.00																																																																																																																		
2022	2022-300003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667	0	5,240	431.00																																																																																																																		
2021	2021-300003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667	0	5,240	433.00																																																																																																																		
2020	2020-300003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667	0	5,240	431.00																																																																																																																		
2019	2019-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	434.00																																																																																																																		
2018	2018-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	435.00																																																																																																																		
2017	2017-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	436.00																																																																																																																		
2016	2016-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	446.00																																																																																																																		
2015	2015-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	416.00																																																																																																																		
2014	2014-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	420.00																																																																																																																		
2013	2013-0003189	MARTIN, LOUIS EDWIN, & (TRUST	102	43,667		5,240	417.00																																																																																																																		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:35:53  
 Page 2

Lot Data		Acre - RURAL COMMERCIAL
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5	
Topography		
Street Access		
Utilities		
Amenities		
Method	Acre	
Base Lot Value	5.00 x 5,000.00 = 25,000	
Factor Value		
Adjustments		
Lot Value	25,000	



RESIDENTIAL HOME 11/12/2025

Residential Data	
Type	7 Modular Home
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	562 / 562
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	1 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2025 / 1

### 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	84.90	Total Misc Impr	+ 1,796
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 51,190
Heat/Cool Adj	+ 0.00	Depreciation ( 2%)	- 1,024
Plumbing Adj	+ 2.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,166
Adj Base Cost	= 87.89	Lot Value	+ 25,000
Total Area	x 562	Indicated Value	= 75,166
Adjusted Cost	= 49,394	Value Per SqFt	133.75

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	50,166		
Lot Value	25,000		
Indicated Value	75,166	133.75	Per SqFt
Agland Value	35,166		
Site Improvements	247,685		
Total Value	358,017	637.04	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	13611	10x4	2025	40	44.89		1,796



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

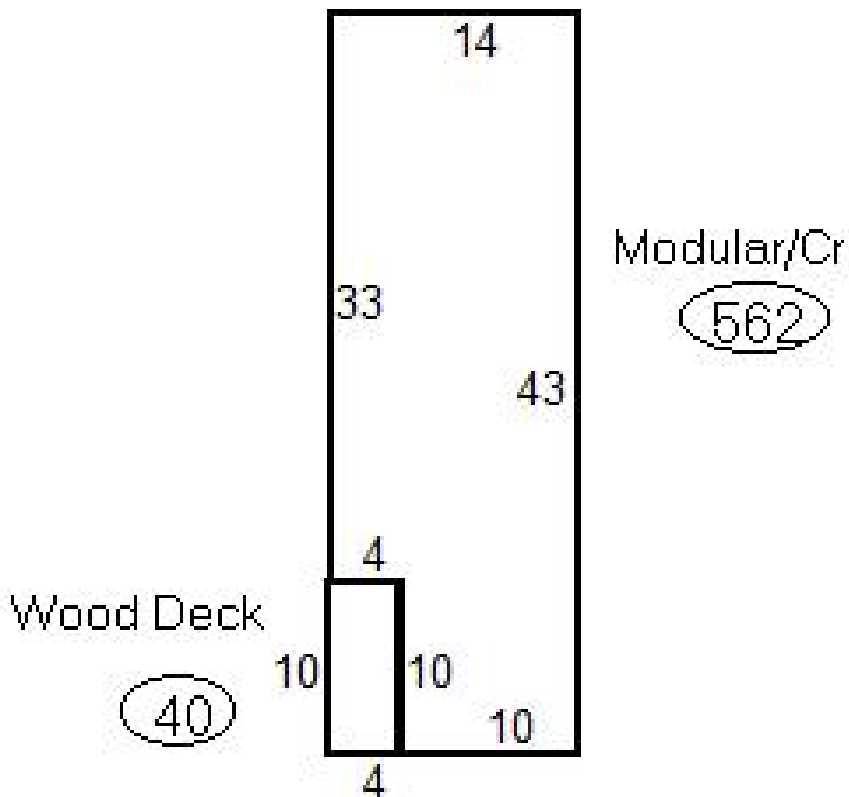
Date 02/06/2026

Time 06:35:53

Page 3

Sketch Image

300003189



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	Modular/Cr	562	1.000	562
2	M	WODC		20	Wood Deck	40	1.000	40
<b>Total Building Area</b>						562		562



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:35:53  
 Page 4

### Outbuildings/Site Improvements

300003189

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Concr Pad - Small Red Cabin	40x20x0	Concrete		800		
	Qual	3	Cond 3	Year 2025	Eff Age 1			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (4.11 x 800)	3,288		3,288	164	3,124	
	UTIL	Equipment Shed EAST	50x40x14	Concrete	Formed Metal	2,000		
	Qual	3.5	Cond 3.5	Year 2025	Eff Age 1			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>		
		Office Finish Area 400				23,613		
		Base Cost (27.20 x 2,000)	54,400		23,613	78,013	77,233	
	EQSL	Equipment Shelter	60x40x14	Concrete	Formed Metal	2,400		
	Qual	3	Cond 3	Year 2025	Eff Age 1			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (22.35 x 2,400)	53,640		53,640	536	53,104	
	SHDS	Shed - Small Red Cabin	20x12x8	Concrete	Composition Roll	240		
	Qual	3	Cond 3	Year 2025	Eff Age 1			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>		
		Interior Finish (Residential) Finished Area 240 Fixture Count 2				8,904		
		Warm & Cooled Air Total Area 240				1,442		
		Base Cost (19.75 x 240)	4,740		10,346	15,086	754	14,332
	SHDS	Shed Chicken Coop	15x8x8		Formed Metal	120		
	Qual	3	Cond 3	Year 2025	Eff Age 1			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (22.95 x 120)	2,754		2,754	138	2,616	
	SHDS	Shipping Container	20x8x8		Formed Metal	160		
	Qual	3	Cond 3	Year 2025	Eff Age 1			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (22.81 x 160)	3,650		3,650	183	3,467	
	LNT0	Lean To - Attached Kennel 1 of 2	75x12x9	Concrete	Formed Metal	900		
	Qual	3	Cond 3	Year 2025	Eff Age 1			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (10.04 x 900)	9,036		9,036	542	8,494	



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:35:53  
 Page 5

300003189

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNTO	Lean To - Attached Kennel 2 of 2	75x12x9	Concrete	Formed Metal	900	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.04 x 900)	9,036		9,036	542	8,494
	UTIL	UTIL-BLDG:DOG KENNELS CEMT-WALLS3FT5x16x10		Concrete	Formed Metal	1,200	
	Qual	4	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.08 x 1,200)	38,496	23,273	61,769	618	61,151
		Warm & Cooled Air	Total Area 200			7,211	
		Display Finish	Area 400			16,062	
	PACN	Concrete Approach S Utility Bldg	50x12x0			600	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.14 x 600)	2,484		2,484	124	2,360
	UHRV	Utility Hookup - RV X 4	0x0x0	Dirt		4	
	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 (2,392.75 x 4)	9,571	0	9,571	957	8,614
	SHDS	Shed -Pigeon Coop/Older	35x8x10	Dirt	Formed Metal	280	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (15.22 x 280)	4,262		4,262	1,875	2,387
	SHDS	Shed - Quail Coop	20x10x6	Concrete	Formed Metal	200	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.62 x 200)	4,124		4,124	1,815	2,309



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:35:53  
Page 6

### Agland Inventory

300003189

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			4.534	160	160	725	725
CA	CAREY SILT 1-3%	IP	50			35.230	197	197	6,940	6,940
QA	QUINLAN LOAM	IP	11			6.559	43	43	284	284
QA	QUINLAN LOAM	NP	11			50.536	35	35	1,779	1,779
QC	QUINLAN-WDWARD 5-12%	NP	14			21.170	45	45	948	948
QC	QUINLAN-WDWARD 5-12%	IP	14			6.952	55	55	383	383
SA	ST.PAUL 0-1%	IP	60			35.579	236	236	8,411	8,411
SA	ST.PAUL 0-1%	NP	60			.494	192	192	95	95
W	WATER	NP	0			1.679	0	0	0	0
WB	WOODWARD 3-8%	IP	33			46.616	130	130	6,061	6,061
WB	WOODWARD 3-8%	NP	33			20.094	106	106	2,122	2,122
WD	WOODWARD-QUINLAN3-8%	NP	23			51.652	74	74	3,802	3,802
WD	WOODWARD-QUINLAN3-8%	IP	23			39.905	91	91	3,616	3,616
<b>IP Totals</b>						321.000			35,166	35,166
<b>Total Agland</b>						321.000			35,166	35,166