



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data	Primary Image
<b>Account</b> 300003224 <b>Parcel ID</b> 0000-10-28N-22W-3-001-00 <b>Cadastral ID</b> 0000-28N-22W-10-3-001-00 <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> 13745 VIERHELLER, JAMES EDWARD(TRUST) REVOCABLE TRUST  5955 E 580 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 1028N22W31 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 10 / 28 / 22 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO	No Image On File

<b>Legal Description</b> Lat/Long: 36.90352251 -99.59825567	<b>Building Permits</b>
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Legal Description	Number	Description	Opened	Closed	Amount
SEC.10-28-22 SW4 BOOK 571 PAGE 335 JAMES EDWARD VIERHELLER, TRUSTEE					

<b>Exemptions</b>	<b>Sale History</b>
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code

### Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value 12,965	12,965	12%	1,556	Assessed	1,556	122.52
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 12,965	12,965		1,556	Total Taxable	1,556	123.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,965	0	1,556	123.00
2024	2024-300003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,965	0	1,556	127.00
2023	2023-300003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,965	0	1,536	127.00
2022	2022-300003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426	0	1,491	123.00
2021	2021-300003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426	0	1,491	123.00
2020	2020-300003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426	0	1,491	123.00
2019	2019-0003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426		1,491	124.00
2018	2018-0003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426		1,491	124.00
2017	2017-0003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426		1,491	124.00
2016	2016-0003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426		1,491	127.00
2015	2015-0003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426		1,491	118.00
2014	2014-0003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426		1,491	119.00
2013	2013-0003224	VIERHELLER, JAMES EDWARD(TRUST)	102	12,426		1,491	119.00



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 12,965 Site Improvements Total Value 12,965 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
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 /								
<b>Cost Approach</b>		<b>Manual :</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300003224

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			16.336	160	160	2,614	2,614
QA	QUINLAN LOAM	NP	11			36.341	35	35	1,279	1,279
QC	QUINLAN-WDWARD 5-12%	NP	14			37.190	45	45	1,666	1,666
WB	WOODWARD 3-8%	NP	33			70.134	106	106	7,406	7,406
<b>NP Totals</b>						160.000			12,965	12,965
<b>Total Agland</b>						160.000			12,965	12,965