



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:36:38
Page 1

Assessment Data					Primary Image									
Account	300003243													
Parcel ID	0000-17-28N-22W-2-001-00													
Cadastral ID	0000-28N-22W-17-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13755													
VIERHELLER, JAMES EDWARD, TRUST REVOCABLE TRUST														
5955 E 580 RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	1728N22W21													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	17 / 28 / 22 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.89837485 -99.60581430														
SEC.17-28-22 NW4 BOOK 648 PAGE 193 JAMES EDWARD VIERHELLER, TRUSTEE														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	VIERHELLER, JAMES EDWARD, TRUST								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	32,064	32,064	12%	3,848	Assessed	6,987	550.16					
Year Frozen		Improvements	26,157	26,157		3,139	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	58,221	58,221	6,987	Total Taxable	6,987	550.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003243	VIERHELLER, JAMES EDWARD, TRUST	102	58,221	0	6,987	550.00							
2024	2024-300003243	VIERHELLER, JAMES EDWARD, TRUST	102	62,789	0	7,149	582.00							
2023	2023-300003243	VIERHELLER, JAMES EDWARD, TRUST	102	60,459	0	6,940	574.00							
2022	2022-300003243	VIERHELLER, JAMES EDWARD, TRUST	102	56,148	0	6,737	554.00							
2021	2021-300003243	VIERHELLER, JAMES EDWARD, TRUST	102	61,063	0	7,327	605.00							
2020	2020-300003243	VIERHELLER, JAMES EDWARD, TRUST	102	61,063	0	7,327	603.00							
2019	2019-0003243	VIERHELLER, JAMES EDWARD, TRUST	102	61,063		7,327	607.00							
2018	2018-0003243	VIERHELLER, JAMES EDWARD, TRUST	102	61,063		7,277	603.00							
2017	2017-0003243	VIERHELLER, JAMES EDWARD, TRUST	102	58,876		7,065	587.00							
2016	2016-0003243	VIERHELLER, JAMES EDWARD, TRUST	102	60,375		6,951	591.00							
2015	2015-0003243	VIERHELLER, JAMES EDWARD, TRUST	102	58,508		6,750	536.00							
2014	2014-0003243	VIERHELLER, JAMES EDWARD, TRUST	102	56,633		6,553	525.00							
2013	2013-0003243	VIERHELLER, JAMES EDWARD, TRUST	102	55,727		6,362	507.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:36:38
 Page 2

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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

HOUSE	5/23/2024
-------	-----------

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	87.80	Total Misc Impr	+ 928
Roofing Adj	+ 4.95	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 131,524
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 105,219
Plumbing Adj	+ 5.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,305
Adj Base Cost	= 108.83	Lot Value	+ 5,000
Total Area	x 1,200	Indicated Value	= 31,305
Adjusted Cost	= 130,596	Value Per SqFt	26.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,305		
Lot Value	5,000		
Indicated Value	31,305	26.09	Per SqFt
Agland Value	27,064		
Site Improvements			
Total Value	58,369	48.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	1654	5x4	1940	20	22.88		458
PATO	Slab Porch - Open	1655	6x4	1940	24	9.78		235
PATO	Slab Porch - Open	1656	6x4	1940	24	9.78		235



Harper

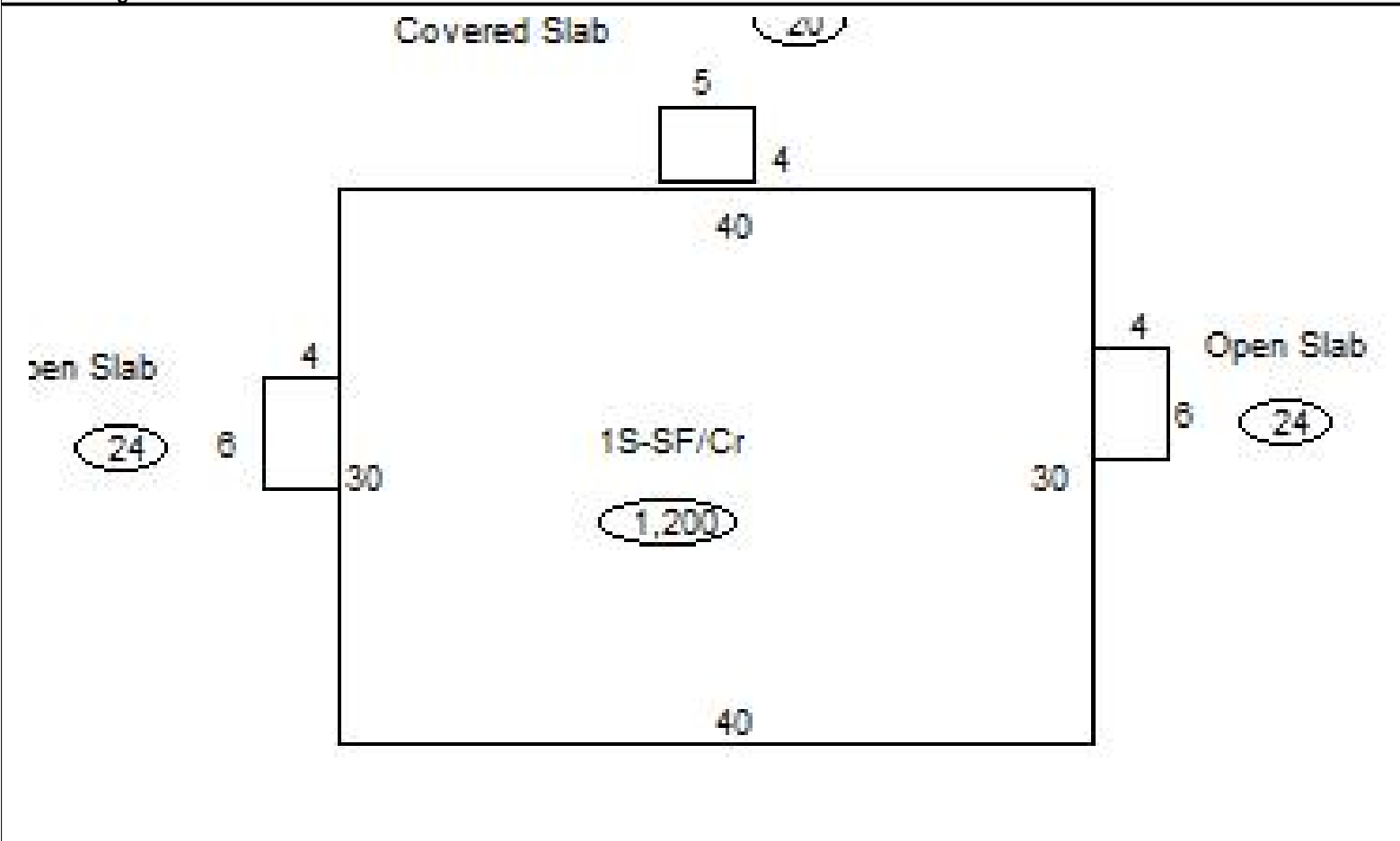
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:36:38
 Page 3

Sketch Image

300003243



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	20	1.000	20
2	M	PATO		20	Open Slab	24	1.000	24
3	M	PATO		20	Open Slab	24	1.000	24
4	R	1	Crawl	20	1S-SF/Cr	1,200	1.000	1,200
Total Building Area						1,200		1,200



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:36:38
Page 4

300003243

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value	60x50x6	Dirt	Galvanized Metal	3,000
	Qual 1	Cond 1	Year 1960	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (0.00 x 3,000)						



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:36:38
Page 5

Agland Inventory

300003243

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			2.988	160	160	478	478
CA	CAREY SILT 1-3%	CR	50			54.424	255	255	13,851	13,851
CB	CAREY SILT 3-5%	NP	41			1.486	131	131	195	195
CB	CAREY SILT 3-5%	CR	41			5.304	209	209	1,107	1,107
QA	QUINLAN LOAM	NP	11			9.060	35	35	319	319
QA	QUINLAN LOAM	CR	11			3.239	56	56	181	181
QC	QUINLAN-WDWARD 5-12%	NP	14			7.670	45	45	344	344
QC	QUINLAN-WDWARD 5-12%	CR	14			10.622	71	71	757	757
SB	ST.PAUL 1-3%	NP	52			.048	166	166	8	8
SB	ST.PAUL 1-3%	CR	52			5.927	265	265	1,569	1,569
WB	WOODWARD 3-8%	NP	33			12.763	106	106	1,348	1,348
WB	WOODWARD 3-8%	CR	33			35.945	168	168	6,038	6,038
WD	WOODWARD-QUINLAN3-8%	NP	23			5.666	74	74	417	417
WD	WOODWARD-QUINLAN3-8%	CR	23			3.858	117	117	452	452
CR Totals						159.000			27,064	27,064
Total Agland						159.000			27,064	27,064