



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:36:39
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Assessment Data					Primary Image									
Account	300003244													
Parcel ID	0000-17-28N-22W-3-001-00													
Cadastral ID	0000-28N-22W-17-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13756													
VIERHELLER, JAMES EDWARD														
REV. TRUST														
5955 E 580 RD														
CATOOSA OK 74015-0000														
Parcel Location														
Situs	1728N22W31													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	17 / 28 / 22 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
QUONSET 5/23/2024														
Legal Description Lat/Long: 36.93914212 -99.48817328														
SEC.17-28-22 SW4 BK 749 PAGE 177 BK 602 PG 682; BK 662 PG 467														
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
749/177	SDK LAND & MINERALS	09/30/2019	0	21										
602/682	WILKINSON, LORA & ROBERT	05/13/2005	78,000	Q										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	21,919	21,919	12%	2,630	Assessed	3,815 300.39						
Year Frozen		Improvements	10,889	9,875		1,185	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	32,808	31,794		3,815	Total Taxable	3,815 300.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003244	VIERHELLER, JAMES EDWARD	102	32,808	0	3,704	292.00							
2024	2024-300003244	VIERHELLER, JAMES EDWARD	102	30,014	0	3,596	293.00							
2023	2023-300003244	VIERHELLER, JAMES EDWARD	102	29,097	0	3,491	289.00							
2022	2022-300003244	VIERHELLER, JAMES EDWARD	102	29,711	0	3,565	293.00							
2021	2021-300003244	VIERHELLER, JAMES EDWARD	102	28,934	0	3,472	287.00							
2020	2020-300003244	VIERHELLER, JAMES EDWARD	102	28,934	0	3,472	286.00							
2019	2019-0003244	SDK LAND & MINERALS, LLC	102	28,934		3,472	288.00							
2018	2018-0003244	SDK LAND & MINERALS, LLC	102	28,934		3,472	288.00							
2017	2017-0003244	SDK LAND & MINERALS, LLC	102	28,934		3,472	289.00							
2016	2016-0003244	SDK LAND & MINERALS, LLC	102	50,397		5,043	429.00							
2015	2015-0003244	SDK LAND & MINERALS, LLC	102	49,459		4,896	389.00							
2014	2014-0003244	SDK LAND & MINERALS, LLC	102	47,914		4,754	381.00							
2013	2013-0003244	SDK LAND & MINERALS, LLC	102	47,914		4,615	368.00							



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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	
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	/

0000-17-28N-22W-3-001-00 05/21/24
 QUONSET 5/23/2024

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 :	
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	+ 5,000
Total Area	x	Indicated Value	= 5,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	5,000		
Indicated Value	5,000	0.00	Per SqFt
Agland Value	16,919		
Site Improvements	10,863		
Total Value	32,782	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QUON	Quonset	40x40x10	Concrete	Galvanized Metal	1,600
	Qual	4.75	Cond 4.75	Year 1980	Eff Age 30	
0						
		Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
		Base Cost (14.76 x 1,600)	23,616	23,616	12,753	10,863



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Agland Inventory

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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			1.816	160	160	290	290
CA	CAREY SILT 1-3%	CR	50			18.815	255	255	4,788	4,788
QA	QUINLAN LOAM	NP	11			13.491	35	35	475	475
QA	QUINLAN LOAM	CR	11			47.143	56	56	2,640	2,640
QC	QUINLAN-WDWARD 5-12%	NP	14			11.133	45	45	499	499
QC	QUINLAN-WDWARD 5-12%	CR	14			5.010	71	71	357	357
W	WATER	NP	0			.806	0	0	0	0
WB	WOODWARD 3-8%	NP	33			15.873	106	106	1,676	1,676
WB	WOODWARD 3-8%	CR	33			29.264	168	168	4,915	4,915
WD	WOODWARD-QUINLAN3-8%	NP	23			12.725	74	74	937	937
WD	WOODWARD-QUINLAN3-8%	CR	23			2.925	117	117	342	342
CR Totals						159.000			16,919	16,919
Total Agland						159.000			16,919	16,919