




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:37:16  
Page 1

| Assessment Data  | Primary Image   |        |             |           |           |        |           |     |       |       |   |       |         |      |       |      |  |  |  |  |  |
|--|---|--------|-------------|-----------|-----------|--------|-----------|-----|-------|-------|---|-------|---------|------|-------|------|--|--|--|--|--|
| <b>Account</b> 300003288<br><b>Parcel ID</b> 0000-29-28N-22W-2-001-00<br><b>Cadastral ID</b> 0000-28N-22W-29-2-001-00<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RA VI Area 2<br><b>Tax Area</b> 102 - 4R-BUFFALO<br><b>Name ID</b> 13765<br>SNELL, VERL LEON, ETUX<br><br>934 N 192 RD<br>BUFFALO OK 73834-8816<br><br><b>Parcel Location</b><br><b>Situs</b> 2928N22W21<br><b>Subdivision</b><br><b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres<br><b>Sec/Twn/Rng</b> 29 / 28 / 22 / 2<br><b>Neighborhood</b> 1000 - COUNTY<br><b>School District</b> 4-BUFFAL - 4-BUFFALO |  <p>0000-29-28N-22W-2-001-00 05/21/24</p> <p>HOUSE 5/23/2024</p>  |        |             |           |           |        |           |     |       |       |   |       |         |      |       |      |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.90345942 -99.58914791<br>SEC 29-28-22 NW4 BOOK 776 PAGES 611, 613, 615 TOD CASEY W. SNELL  | <b>Building Permits</b> <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    |           |        |           |     |       |       |   |       |         |      |       |      |  |  |  |  |  |
|  |   |        |             |           |           |        |           |     |       |       |   |       |         |      |       |      |  |  |  |  |  |
| <b>Exemptions</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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>   | Code  | Type   | Active      | Maximum   | Exemption | H      | Homestead | Yes | 1,000 | 1,000 | <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | Bk/Pg | Grantor | Date | Price | Code |  |  |  |  |  |
| Code   | Type  | Active | Maximum     | Exemption |           |        |           |     |       |       |   |       |         |      |       |      |  |  |  |  |  |
| H  | Homestead   | Yes    | 1,000       | 1,000     |           |        |           |     |       |       |   |       |         |      |       |      |  |  |  |  |  |
| 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   | 22,283  | 22,283      | 12%      | 2,674     | Assessed      | 19,853      | 1,563.23 |
| Year Frozen      |      | Improvements | 143,152 | 143,152     |          | 17,179    | Penalty       | 0           |          |
| Uncapped Value   | 0    | Mobile Home  | 0       | 0           |          | 0         | Exemption     | 1,000       | -79.00   |
| TIF Project ID   | 0    | Total Value  | 165,435 | 165,435     |          | 19,853    | Total Taxable | 18,853      | 1,484.00 |

| Assessment History |                  |                        |          |             |            |               |            |  |
|--------------------|------------------|------------------------|----------|-------------|------------|---------------|------------|--|
| Tax Year           | Statement Number | Billed Owner           | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |  |
| 2025               | 2025-300003288   | SNELL, VERL LEON, ETUX | 102      | 165,435     | 1000       | 18,694        | 1,472.00   |  |
| 2024               | 2024-300003288   | SNELL, VERL LEON, ETUX | 102      | 194,904     | 1000       | 18,120        | 1,476.00   |  |
| 2023               | 2023-300003288   | SNELL, VERL LEON, ETUX | 102      | 180,588     | 1000       | 17,563        | 1,453.00   |  |
| 2022               | 2022-300003288   | SNELL, VERL LEON, ETUX | 102      | 152,851     | 1000       | 17,022        | 1,400.00   |  |
| 2021               | 2021-300003288   | SNELL, VERL LEON, ETUX | 102      | 157,930     | 1000       | 16,498        | 1,362.00   |  |
| 2020               | 2020-300003288   | SNELL, VERL LEON, ETUX | 102      | 137,905     | 1000       | 15,548        | 1,279.00   |  |
| 2019               | 2019-0003288     | SNELL, VERL LEON, ETUX | 102      | 138,258     |            | 15,590        | 1,292.00   |  |
| 2018               | 2018-0003288     | SNELL, VERL LEON, ETUX | 102      | 138,546     |            | 15,625        | 1,296.00   |  |
| 2017               | 2017-0003288     | SNELL, VERL LEON, ETUX | 102      | 141,849     |            | 16,022        | 1,332.00   |  |
| 2016               | 2016-0003288     | SNELL, VERL LEON, ETUX | 102      | 135,044     |            | 14,900        | 1,268.00   |  |
| 2015               | 2015-0003288     | SNELL, VERL LEON, ETUX | 102      | 121,057     |            | 13,219        | 1,049.00   |  |
| 2014               | 2014-0003288     | SNELL, VERL LEON, ETUX | 102      | 115,049     |            | 12,806        | 1,026.00   |  |
| 2013               | 2013-0003288     | SNELL, VERL LEON, ETUX | 102      | 115,312     |            | 12,464        | 993.00     |  |



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:37:16  
 Page 2

| Lot Data   | Acre - HomeSite and Tracts | Primary Image |
|--|----------------------------|---------------|
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres 1<br>Topography<br>Street Access<br>Utilities<br>Amenities<br><br>Method Acre<br>Base Lot Value 1.00 x 5,000.00 = 5,000<br>Factor Value<br>Adjustments<br>Lot Value 5,000 |                            |               |

| Residential Data |                                    |
|------------------|------------------------------------|
| Type             | 1 Single Family Residence          |
| Condition        | 3.5 - Average                      |
| Quality          | 3.5 - Average                      |
| Architecture     | TRAD TRADITIONAL                   |
| Style            | 100% One Story                     |
| Exterior Wall    | 100% Frame, Plywood or Hardboard   |
| Base/Total Area  | 2,920 / 2,920                      |
| Style            | 100% One Story                     |
| HVAC             | 100% Warmed & Cooled Air           |
| Roof Cover       | 1 Composition Shingle              |
| Area on Slab     | 0                                  |
| Fixture/RghIn    | 9 /                                |
| Bed/F/H Bath     | 3 / 2.0 /                          |
| Basement Area    | 984 Total, 984 Partition           |
| Garage Type      | 1,584 Detached Garage - Unfinished |
| Remodel          |                                    |
| Year/Eff Age     | 1940 / 78                          |

|                          |           |
|--------------------------|-----------|
| 0000-29-28N-22W-2-001-00 | 5/23/2024 |
| HOUSE                    | 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     | 78.42     | Total Misc Impr     | + 20,576  |
| Roofing Adj   | + 4.10    | Garage Cost         | + 62,527  |
| Subfloor Adj  | + 0.00    | Total RCN           | = 416,888 |
| Heat/Cool Adj | + 12.33   | Depreciation ( 75%) | - 312,666 |
| Plumbing Adj  | + 4.28    | Lump Sums           | + 0       |
| Basement Adj  | + 15.17   | RCNLD               | = 104,222 |
| Adj Base Cost | = 114.31  | Lot Value           | + 5,000   |
| Total Area    | x 2,920   | Indicated Value     | = 109,222 |
| Adjusted Cost | = 333,785 | Value Per SqFt      | 37.40     |

| Value Reconciliation |               |       |                      |
|----------------------|---------------|-------|----------------------|
| Selected Approach    | Cost Approach |       |                      |
| Improvements         | 104,222       |       |                      |
| Lot Value            | 5,000         |       |                      |
| Indicated Value      | 109,222       | 37.40 | Per SqFt             |
| Agland Value         | 17,283        |       |                      |
| Site Improvements    | 40,221        |       |                      |
| Total Value          | 166,726       | 57.10 | Total Value Per SqFt |

| Miscellaneous Improvements |                     |           |       |      |       |           |      |        |
|----------------------------|---------------------|-----------|-------|------|-------|-----------|------|--------|
| Code                       | Description         | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value  |
| PATC                       | Patio - Covered     | 1672      | 905   |      | 905   | 14.45     |      | 13,077 |
| PATO                       | Slab Porch - Open   | 1673      | 6x4   |      | 24    | 11.02     |      | 264    |
| WODC                       | Wood Deck - Covered | 1677      | 16x12 | 2020 | 192   | 37.68     |      | 7,235  |



Harper

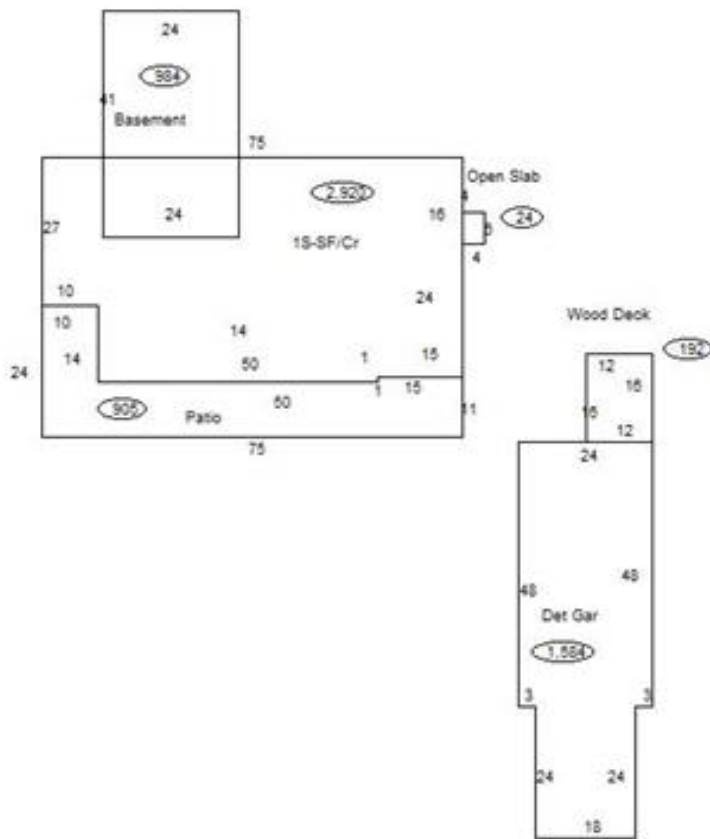
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:37:16  
 Page 3

Sketch Image

300003288



Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | M    | PATC |            | 30    | Patio         | 905          | 1.000      | 905          |
| 2                          | M    | PATO |            | 30    | Open Slab     | 24           | 1.000      | 24           |
| 3                          | R    | 1    | Crawl      | 30    | 1S-SF/Cr      | 2,920        | 1.000      | 2,920        |
| 4                          | B    |      |            | 30    | Basement      | 984          | 1.000      | 984          |
| 5                          | G    | 2    |            | 30    | Det Gar       | 1,584        | 1.000      | 1,584        |
| 6                          | M    | WODC |            | 30    | Wood Deck     | 192          | 1.000      | 192          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>2,920</b> |            | <b>2,920</b> |



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:37:16  
Page 4

300003288

### Outbuildings/Site Improvements

| Building Image | Code                     | Description                | Dimensions            | Floor      | Roofing                         | Total Units  |
|----------------|--------------------------|----------------------------|-----------------------|------------|---------------------------------|--------------|
|                | ASC                      | Awing/Shelter OVER CHUTE   | 24x22x12              | Dirt       | Formed Metal                    | 528          |
|                | Qual 3                   | Cond 3                     | Year 2016             | Eff Age 8  |                                 |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (33% Phys/ 0% Func)</b> | <b>RCNLD</b> |
|                | Base Cost (3.88 x 528)   | 2,049                      |                       | 2,049      | 676                             | 1,373        |
|                | BFT1                     | Bulk Feed Tank - Single    | 10x10x14              |            |                                 | 20           |
|                | Qual 3                   | Cond 3                     | Year 2016             | Eff Age 10 |                                 |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (47% Phys/ 0% Func)</b> | <b>RCNLD</b> |
|                | Base Cost (236.24 x 20)  | 4,741                      |                       | 4,741      | 2,228                           | 2,513        |
|                | LOAF                     | Loafing Shed               | 32x12x8               | Dirt       | Galvanized Metal                | 384          |
|                | Qual 3                   | Cond 3                     | Year 2012             | Eff Age 14 |                                 |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (49% Phys/ 0% Func)</b> | <b>RCNLD</b> |
|                | Base Cost (5.65 x 384)   | 2,170                      |                       | 2,170      | 1,063                           | 1,107        |
|                | BFT1                     | Bulk Feed Tank - Single    | 13x13x13              |            |                                 | 31           |
|                | Qual 3                   | Cond 3                     | Year 2012             | Eff Age 14 |                                 |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (56% Phys/ % Func)</b>  | <b>RCNLD</b> |
|                | Base Cost (236.24 x 31)  | 7,413                      |                       | 7,413      | 4,151                           | 3,262        |
|                | GBST                     | Grain Bin 300 BU GR BN     | 8x8x8                 |            |                                 | 321          |
|                | Qual 3                   | Cond 3                     | Year 2010             | Eff Age 16 |                                 |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (52% Phys/ 0% Func)</b> | <b>RCNLD</b> |
|                | Base Cost (1.62 x 321)   | 520                        |                       | 520        | 270                             | 250          |
|                | CPDT                     | Carport - Detached IN PENS | 28x20x8               | Dirt       | Formed Metal                    | 560          |
|                | Qual 3                   | Cond 3                     | Year 2003             | Eff Age 23 |                                 |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (75% Phys/ 0% Func)</b> | <b>RCNLD</b> |
|                | Base Cost (4.75 x 560)   | 2,660                      |                       | 2,660      | 1,995                           | 665          |
|                | GBST                     | Grain Bin 1000 BU GR BN    | 20x20x4               |            |                                 | 1,009        |
|                | Qual 3                   | Cond 3                     | Year 1995             | Eff Age 31 |                                 |              |
|                | <b>Valuation Summary</b> |                            | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (78% Phys/ 0% Func)</b> | <b>RCNLD</b> |
|                | Base Cost (1.62 x 1,009) | 1,634                      |                       | 1,634      | 1,275                           | 359          |



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:37:16  
 Page 5

300003288

### Outbuildings/Site Improvements

| Building Image | Code                      | Description                              | Dimensions            | Floor      | Roofing                         | Total Units  |        |
|----------------|---------------------------|--|-----------------------|------------|---------------------------------|--------------|--------|
|                | PACN                      | Paving - Concrete                        | 26x18x0               |            |                                 | 468          |        |
|                | Qual                      | 3  | Cond 3                | Year 1985  | Eff Age 41                      |              |        |
|                | <b>Valuation Summary</b>  |  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b>  | <b>RCNLD</b> |        |
|                | Base Cost (4.17 x 468)    |  | 1,952                 |            | 1,952                           | 1,562        | 390    |
|                | PACN                      | Paving - Concrete DRIVE                  | 0x0x0                 |            |                                 | 3,960        |        |
|                | Qual                      | 3  | Cond 3                | Year 1985  | Eff Age 41                      |              |        |
|                | <b>Valuation Summary</b>  |  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b>  | <b>RCNLD</b> |        |
|                | Base Cost (3.77 x 3,960)  |  | 14,929                |            | 14,929                          | 11,943       | 2,986  |
|                | POLE                      | Utility Building W/FLOOR                 | 75x40x14              | Concrete   | Galvanized Metal                | 3,000        |        |
|                | Qual                      | 3  | Cond 3                | Year 1985  | Eff Age 36                      |              |        |
|                | <b>Valuation Summary</b>  |  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (76% Phys/ 0% Func)</b> | <b>RCNLD</b> |        |
|                | Base Cost (13.79 x 3,000) |  | 41,370                |            | 41,370                          | 31,441       | 9,929  |
|                | UTIL                      | Utility Building EAST OF HOUSE           | 60x30x8               |            | Galvanized Metal                | 1,800        |        |
|                | Qual                      | 3  | Cond 3                | Year 1985  | Eff Age 41                      |              |        |
|                | <b>Valuation Summary</b>  |  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (65% Phys/ % Func)</b>  | <b>RCNLD</b> |        |
|                | Base Cost (23.47 x 1,800) |  | 42,246                |            | 42,246                          | 27,460       | 14,786 |
|                | SHDS                      | Shed - Small CONNECTED TO UTIL SHED      | 22x15x8               |            | Galvanized Metal                | 330          |        |
|                | Qual                      | 3  | Cond 3                | Year 1985  | Eff Age 41                      |              |        |
|                | <b>Valuation Summary</b>  |  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b>  | <b>RCNLD</b> |        |
|                | Base Cost (18.11 x 330)   |  | 5,976                 |            | 5,976                           | 4,781        | 1,195  |
|                | LOAF                      | Loafing Shed EAST OF HOUSE               | 30x30x8               |            | Galvanized Metal                | 900          |        |
|                | Qual                      | 3  | Cond 3                | Year 1985  | Eff Age 41                      |              |        |
|                | <b>Valuation Summary</b>  |  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b>  | <b>RCNLD</b> |        |
|                | Base Cost (5.41 x 900)    |  | 4,869                 |            | 4,869                           | 3,895        | 974    |
|                | SHDS                      | Yard Shed - Metal CONNECTED TO LOAF SHED | 10x8x8                |            | Formed Metal                    | 80           |        |
|                | Qual                      | 3  | Cond 3                | Year 1985  | Eff Age 41                      |              |        |
|                | <b>Valuation Summary</b>  |  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b>  | <b>RCNLD</b> |        |
|                | Base Cost (26.97 x 80)    |  | 2,158                 |            | 2,158                           | 1,726        | 432    |



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:37:16  
Page 6

### Agland Inventory

300003288

| Soi                 | Description          | Land Use | LPI | Adj Type | Adj Code | Acres   | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---------------------|----------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| QA                  | QUINLAN LOAM         | CR       | 11  |          |          | .875    | 56       | 56       | 49        | 49           |
| QA                  | QUINLAN LOAM         | NP       | 11  |          |          | .010    | 35       | 35       | 0         | 0            |
| QA                  | QUINLAN LOAM         | IP       | 11  |          |          | 13.919  | 43       | 43       | 603       | 603          |
| QC                  | QUINLAN-WDWARD 5-12% | CR       | 14  |          |          | 10.080  | 71       | 71       | 718       | 718          |
| W                   | WATER                | CR       | 0   |          |          | .189    | 0        | 0        | 0         | 0            |
| W                   | WATER                | IP       | 0   |          |          | .299    | 0        | 0        | 0         | 0            |
| WB                  | WOODWARD 3-8%        | IP       | 33  |          |          | 17.245  | 130      | 130      | 2,242     | 2,242        |
| WB                  | WOODWARD 3-8%        | NP       | 33  |          |          | .082    | 106      | 106      | 9         | 9            |
| WB                  | WOODWARD 3-8%        | CR       | 33  |          |          | 36.532  | 168      | 168      | 6,136     | 6,136        |
| WD                  | WOODWARD-QUINLAN3-8% | NP       | 23  |          |          | 8.288   | 74       | 74       | 610       | 610          |
| WD                  | WOODWARD-QUINLAN3-8% | CR       | 23  |          |          | 16.542  | 117      | 117      | 1,937     | 1,937        |
| WD                  | WOODWARD-QUINLAN3-8% | IP       | 23  |          |          | 54.939  | 91       | 91       | 4,979     | 4,979        |
| <b>IP Totals</b>    |                      |          |     |          |          | 159.000 |          |          | 17,283    | 17,283       |
| <b>Total Agland</b> |                      |          |     |          |          | 159.000 |          |          | 17,283    | 17,283       |