



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:37:21
 Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | |
|---|--------------------------|-------------------------|-------------|-------------|---------------|---------------|---------------|-------------|--------|--|--|--|--|--|
| Account | 300003294 | | | | | | | | | | | | | |
| Parcel ID | 0000-30-28N-22W-3-002-00 | | | | | | | | | | | | | |
| Cadastral ID | 0000-28N-22W-30-3-002-00 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | RR | VI Area | 2 | | | | | | | | | | | |
| Tax Area | 102 - 4R-BUFFALO | | | | | | | | | | | | | |
| Name ID | 13777 | | | | | | | | | | | | | |
| RICHARDS, PATRICIA FAYE | | | | | | | | | | | | | | |
| 19145 E 10 RD | | | | | | | | | | | | | | |
| BUFFALO OK 73834-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 19145 10 RD E | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 3.1 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 30 / 28 / 22 / 3 | | | | | | | | | | | | | |
| Neighborhood | 1000 - COUNTY | | | | | | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.85958846 -99.57997539 | | | | | | | | | | | | | | |
| SEC. 30-28-22 TRACT IN SE4SW4 | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| <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 colspan="5"> </td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | | | | | |
| 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 | 6,575 | 5,926 | 12% | 711 | Assessed | 7,539 | | | | | | |
| Year Frozen | | Improvements | 80,820 | 56,900 | | 6,828 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | | | | | | |
| TIF Project ID | 0 | Total Value | 87,395 | 62,826 | | 7,539 | Total Taxable | 6,539 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-300003294 | RICHARDS, PATRICIA FAYE | 102 | 87,395 | 1000 | 6,319 | 498.00 | | | | | | | |
| 2024 | 2024-300003294 | RICHARDS, PATRICIA FAYE | 102 | 94,978 | 1000 | 6,106 | 497.00 | | | | | | | |
| 2023 | 2023-300003294 | RICHARDS, PATRICIA FAYE | 102 | 86,738 | 1000 | 5,899 | 488.00 | | | | | | | |
| 2022 | 2022-300003294 | RICHARDS, PATRICIA FAYE | 102 | 75,454 | 1000 | 5,698 | 469.00 | | | | | | | |
| 2021 | 2021-300003294 | RICHARDS, PATRICIA FAYE | 102 | 65,250 | 1000 | 5,503 | 454.00 | | | | | | | |
| 2020 | 2020-300003294 | RICHARDS, PATRICIA FAYE | 102 | 65,250 | 1000 | 5,314 | 437.00 | | | | | | | |
| 2019 | 2019-0003294 | RICHARDS, PATRICIA FAYE | 102 | 66,485 | | 5,130 | 425.00 | | | | | | | |
| 2018 | 2018-0003294 | RICHARDS, PATRICIA FAYE | 102 | 67,670 | | 4,952 | 411.00 | | | | | | | |
| 2017 | 2017-0003294 | RICHARDS, PATRICIA FAYE | 102 | 65,591 | | 4,778 | 397.00 | | | | | | | |
| 2016 | 2016-0003294 | RICHARDS, PATRICIA FAYE | 102 | 66,843 | | 4,611 | 392.00 | | | | | | | |
| 2015 | 2015-0003294 | RICHARDS, PATRICIA FAYE | 102 | 66,444 | | 4,447 | 353.00 | | | | | | | |
| 2014 | 2014-0003294 | RICHARDS, PATRICIA FAYE | 102 | 63,293 | | 4,289 | 344.00 | | | | | | | |
| 2013 | 2013-0003294 | RICHARDS, PATRICIA FAYE | 102 | 64,413 | | 4,134 | 329.00 | | | | | | | |



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:37:21
 Page 2

| Lot Data | Acre - HomeSite and Tracts | Primary Image |
|--|----------------------------|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres 3.1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.10 x 2,120.97 = 6,575 Factor Value Adjustments Lot Value 6,575 | | |

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 2 - Fair |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 1,461 / 1,461 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 5 Wood or Shake Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 432 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1980 / 55 |

| | |
|-------|-----------|
| 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 | 91.32 | Total Misc Impr | + 2,376 |
| Roofing Adj | + 4.45 | Garage Cost | + 12,198 |
| Subfloor Adj | + 0.00 | Total RCN | = 180,032 |
| Heat/Cool Adj | + 10.77 | Depreciation (59%) | - 106,219 |
| Plumbing Adj | + 6.71 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 73,813 |
| Adj Base Cost | = 113.25 | Lot Value | + 6,575 |
| Total Area | x 1,461 | Indicated Value | = 80,388 |
| Adjusted Cost | = 165,458 | Value Per SqFt | 55.02 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 73,813 | | |
| Lot Value | 6,575 | | |
| Indicated Value | 80,388 | 55.02 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 5,512 | | |
| Total Value | 85,900 | 58.80 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 1682 | 11x7 | | 77 | 22.73 | | 1,750 |
| PATO | Slab Porch - Open | 12051 | 8x8 | | 64 | 9.78 | | 626 |



Harper

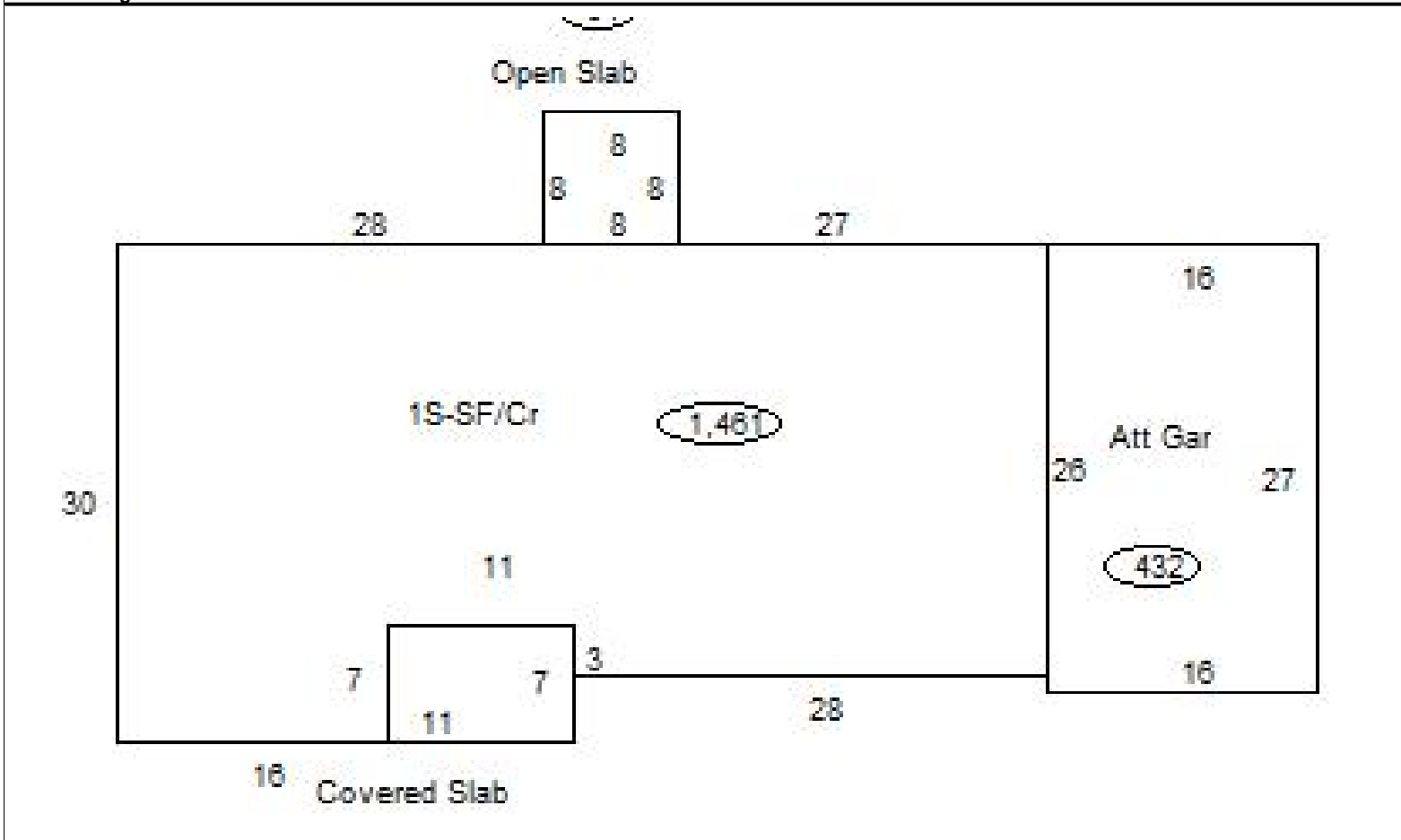
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:37:21
 Page 3

Sketch Image

300003294



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | M | PRCH | | 20 | Covered Slab | 77 | 1.000 | 77 |
| 2 | G | 1 | | 20 | Att Gar | 432 | 1.000 | 432 |
| 3 | R | 1 | Crawl | 20 | 1S-SF/Cr | 1,461 | 1.000 | 1,461 |
| 4 | M | PATO | | 20 | Open Slab | 64 | 1.000 | 64 |
| Total Building Area | | | | | | 1,461 | | 1,461 |



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:37:22
 Page 4

300003294

Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|-------------------------|--------------------------|--------------------|-----------------------|-----------|--------------|--------------------------------|
| | GRDT | Garage - Detached | 25x30x10 | Concrete | Formed Metal | 750 |
| | Qual | 2 | Cond 3 | Year 1980 | Eff Age 46 | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (69% Phys/ % Func) |
| Base Cost (21.06 x 750) | | 15,795 | | 15,795 | 10,899 | 4,896 |
| | CPAT | Carport - Attached | 15x25x10 | Concrete | Formed Metal | 375 |
| | Qual | 3 | Cond 3 | Year 1980 | Eff Age 46 | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (80% Phys/ % Func) |
| Base Cost (8.21 x 375) | | 3,079 | | 3,079 | 2,463 | 616 |