



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300003317				No Image On File									
Parcel ID	0000-35-28N-22W-1-001-00													
Cadastral ID	0000-28N-22W-35-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13365													
WEDER, TOMMY R. & SHAYLYN WEDER														
406 US HWY 183 BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	3528N22W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	35 / 28 / 22 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.85954001 -99.55057096														
<b>Building Permits</b>														
SEC. 35-28N-22W NE4 BOOK 781 PAGE 503														
<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>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					781/503	WEDER FAMILY LLC	05/03/2024		04					
					/	SHELTON, ROBERT NEAL, LIFE EST								
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	16,847	16,847	12%	2,022	Assessed	2,022	159.21					
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	16,847	16,847	2,022	Total Taxable	2,022		159.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003317	WEDER, TOMMY R. &	102	16,847	0	2,022	159.00							
2024	2024-300003317	WEDER, TOMMY R. &	102	16,847	0	1,978	161.00							
2023	2023-300003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,847	0	1,921	159.00							
2022	2022-300003317	SHELTON, ROBERT NEAL, LIFE EST	102	15,541	0	1,865	153.00							
2021	2021-300003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,782	0	2,014	166.00							
2020	2020-300003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,782	0	2,014	166.00							
2019	2019-0003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,782		2,014	167.00							
2018	2018-0003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,782		2,014	167.00							
2017	2017-0003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,782		2,014	167.00							
2016	2016-0003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,782		2,014	171.00							
2015	2015-0003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,782		2,014	160.00							
2014	2014-0003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,782		1,979	159.00							
2013	2013-0003317	SHELTON, ROBERT NEAL, LIFE EST	102	16,782		1,921	153.00							



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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 16,847 Site Improvements Total Value 16,847 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

300003317

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	CR	33			6.876	168	168	1,155	1,155
LD	LOAMY ALLUVIAL LAND	NP	33			26.294	106	106	2,777	2,777
QA	QUINLAN LOAM	NP	11			26.171	35	35	921	921
QC	QUINLAN-WDWARD 5-12%	CR	14			13.028	71	71	928	928
QC	QUINLAN-WDWARD 5-12%	NP	14			20.966	45	45	939	939
WB	WOODWARD 3-8%	CR	33			49.512	168	168	8,316	8,316
WB	WOODWARD 3-8%	NP	33			17.154	106	106	1,811	1,811
<b>NP Totals</b>						160.000			16,847	16,847
<b>Total Agland</b>						160.000			16,847	16,847