



# 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	300003318				No Image On File									
Parcel ID	0000-35-28N-22W-2-001-00													
Cadastral ID	0000-28N-22W-35-2-001-00													
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	3528N22W21													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	35 / 28 / 22 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.86686644 -99.55283640														
<b>Building Permits</b>														
SEC. 35-28-22 NW4 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 colspan="5" style="height: 100px;"> </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					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	24,035	24,035	12%	2,884	Assessed	2,884	227.09					
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	24,035	24,035	2,884	Total Taxable	2,884		227.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300003318	WEDER, TOMMY R. &			102	24,035	0	2,884	227.00					
2024	2024-300003318	WEDER, TOMMY R. &			102	24,035	0	2,884	235.00					
2023	2023-300003318	SHELTON, ROBERT NEAL LIFE EST.			102	24,035	0	2,884	239.00					
2022	2022-300003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705	0	2,845	234.00					
2021	2021-300003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705	0	2,845	235.00					
2020	2020-300003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705	0	2,845	234.00					
2019	2019-0003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705		2,845	236.00					
2018	2018-0003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705		2,845	236.00					
2017	2017-0003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705		2,845	237.00					
2016	2016-0003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705		2,845	242.00					
2015	2015-0003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705		2,845	226.00					
2014	2014-0003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705		2,845	228.00					
2013	2013-0003318	SHELTON, ROBERT NEAL LIFE EST.			102	23,705		2,845	227.00					



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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 24,035 Site Improvements Total Value 24,035 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

300003318

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			3.252	255	255	828	828
QC	QUINLAN-WDWARD 5-12%	CR	14			35.256	71	71	2,512	2,512
WA	WOODWARD 1-3%	CR	43			5.661	219	219	1,239	1,239
WB	WOODWARD 3-8%	CR	33			115.832	168	168	19,456	19,456
<b>CR Totals</b>						160.000			24,035	24,035
<b>Total Agland</b>						160.000			24,035	24,035