



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300003430 <b>Parcel ID</b> 0000-27-28N-23W-1-001-00 <b>Cadastral ID</b> 0000-28N-23W-27-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13844 R & J LAND & CATTLE, LLC.  PO BOX 651 WOODWARD OK 73802-0000  <b>Parcel Location</b> <b>Situs</b> 18877 E 10 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 480 - Acres <b>Sec/Twn/Rng</b> 27 / 28 / 23 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-27-28N-23W-1-001-00 05/20/24</p>														
<b>Legal Description</b> Lat/Long: 36.84119022 -99.63479628					<b>Building Permits</b>														
SEC. 27-28N-23W SW/4 AND E/2 BOOK 756 PAGE 19					<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>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					748/769	WAUGH, LELAND	10/23/2019	398,000	08										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
<b>Remove Cap</b>			<b>Land Value</b> 64,068	64,068	12%	7,688	<b>Assessed</b>	42,875	3,375.98										
<b>Year Frozen</b>			<b>Improvements</b> 318,335	293,223		35,187	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 382,403	357,291		42,875	<b>Total Taxable</b>	42,875	3,376.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300003430	R & J LAND & CATTLE, LLC.			102	382,403	0	41,626	3,278.00										
2024	2024-300003430	R & J LAND & CATTLE, LLC.			102	206,090	0	20,818	1,695.00										
2023	2023-300003430	R & J LAND & CATTLE, LLC.			102	198,587	0	20,212	1,672.00										
2022	2022-300003430	R & J LAND & CATTLE, LLC.			102	163,525	0	19,623	1,614.00										
2021	2021-300003430	R & J LAND & CATTLE, LLC.			102	61,552	0	7,386	610.00										
2020	2020-300003430	DOLIN, RANDY HAROLD &			102	61,552	0	7,386	608.00										
2019	2019-0003430	DOLIN, RANDY HAROLD &			102	61,552		7,386	612.00										
2018	2018-0003430	WAUGH, LELAND			102	61,552		7,386	612.00										
2017	2017-0003430	WAUGH, LELAND			102	61,552		7,386	614.00										
2016	2016-0003430	WAUGH, LELAND			102	61,552		7,386	628.00										
2015	2015-0003430	WAUGH, LELAND			102	61,552		7,386	586.00										
2014	2014-0003430	WAUGH, LELAND			102	61,552		7,386	592.00										
2013	2013-0003430	WAUGH, LELAND			102	64,528		7,743	617.00										



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Lot Data	Acre - TRACTS & ACREAGE	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 4.00 x 750.00 = 3,000 Factor Value Adjustments Lot Value 3,000		

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	/

EQUIP. SHELTER	5/23/2024
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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	+ 3,000
Total Area	x	Indicated Value	= 3,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	3,000		
Indicated Value	3,000	0.00	Per SqFt
Agland Value	61,068		
Site Improvements	307,236		
Total Value	371,304	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	
	PACN	Paving - Concrete	40x25x0	Concrete		1,000	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.08 x 1,000)	4,080		4,080	204	3,876
	STPR	Storage Tanks -FUEL	10x10x10			7,470	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (2% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.83 x 7,470)	28,610		28,610	572	28,038
	LNT0	Lean To - Attached	100x30x14	Dirt	Formed Metal	3,020	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.98 x 3,020)	18,060		18,060	1,084	16,976
	FDBK	Feed Bunks / LINEAR	423x3x0	Concrete		750	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (8.65 x 750)	6,488		6,488	324	6,164
	SHDS	SHIP CONT RED	20x8x8	Base	Formed Metal	160	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.81 x 160)	3,650		3,650	183	3,467
	UTIL	Utility Building/INSULATED	100x40x16	Concrete	Formed Metal	4,000	
	Qual	4	Cond 4	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (26.69 x 4,000)	106,760		106,760	3,203	103,557
	FDBK	Feed Bunks - Linear Feet 750' 2021750	0x0x0			750	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (8.65 x 750)	6,488		6,488	1,362	5,126



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Front of Hay Shed	88x30x0			2,640	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.83 x 2,640)	10,111		10,111	2,123	7,988
	HAYS	Hay Shed Open Front	60x30x14	Concrete	Formed Metal	1,800	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (12.33 x 1,800)	22,194		22,194	3,107	19,087
	BFT1	Bulk Feed Tank - Single 30 Ton	13x13x13			31	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (236.24 x 31)	7,413		7,413	1,853	5,560
	BFT1	Bulk Feed Tank - Single 30 Ton	13x13x13			31	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (236.24 x 31)	7,413		7,413	1,853	5,560
	EQSL	Equipment Shelter over wk chute	100x54x14	Dirt	Formed Metal	5,400	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (17.14 x 5,400)	92,556		92,556	6,479	86,077
	STPR	St Tanks - Pressure/Poly - Gallons	8.5x8.5x8.5			4,572	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.83 x 4,572)	17,511		17,511	1,751	15,760



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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%	CR	50			68.560	255	255	17,449	17,449
CA	CAREY SILT 1-3%	NP	50			3.018	160	160	483	483
LD	LOAMY ALLUVIAL LAND	NP	33			70.518	106	106	7,447	7,447
LD	LOAMY ALLUVIAL LAND	CR	33			3.325	168	168	559	559
PA	PRATT BILLOWY	CR	48			10.514	244	244	2,569	2,569
PB	PRATT HUMMOCKY	CR	40			4.800	204	204	977	977
PB	PRATT HUMMOCKY	NP	40			1.111	128	128	142	142
QA	QUINLAN LOAM	CR	11			.494	56	56	28	28
QA	QUINLAN LOAM	NP	11			27.323	35	35	962	962
QC	QUINLAN-WDWARD 5-12%	NP	14			61.530	45	45	2,757	2,757
QC	QUINLAN-WDWARD 5-12%	CR	14			42.379	71	71	3,020	3,020
SB	ST.PAUL 1-3%	CR	52			11.572	265	265	3,063	3,063
SB	ST.PAUL 1-3%	NP	52			1.463	166	166	243	243
W	WATER	NP	0			.234	0	0	0	0
W	WATER	CR	0			1.220	0	0	0	0
WA	WOODWARD 1-3%	CR	43			24.808	219	219	5,430	5,430
WA	WOODWARD 1-3%	NP	43			9.375	138	138	1,290	1,290
WB	WOODWARD 3-8%	NP	33			7.126	106	106	753	753
WB	WOODWARD 3-8%	CR	33			38.571	168	168	6,479	6,479
WD	WOODWARD-QUINLAN3-8%	NP	23			66.513	74	74	4,895	4,895
WD	WOODWARD-QUINLAN3-8%	CR	23			21.545	117	117	2,522	2,522
<b>CR Totals</b>						476.000			61,068	61,068
<b>Total Agland</b>						476.000			61,068	61,068