



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:39:41
 Page 1

Assessment Data					Primary Image														
Account 300003459 Parcel ID 0000-33-28N-23W-1-001-00 Cadastral ID 0000-28N-23W-33-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 25193 TPC LIMITED LLC 5625 COTTONTAIL AVE EDMOND OK 73025- Parcel Location Situs 3328N23W11 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 33 / 28 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File														
Legal Description Lat/Long: 36.82956374 -99.66348528					Building Permits														
SEC.33-28-23 NE4 WALTER W. ROBERTS REV TRUST ; BETTY ANN ROBERTS REV. (DEC'D) UND 1/2 INT EACH					<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										
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					759/753 /	ROBERTS, WALTER W. & (TRUST) ROBERTS, WALTER W. & (TRUST)	05/14/2021		18										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap	2022		Land Value 11,549	11,549	12%	1,386	Assessed 1,386		109.13										
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 11,549	11,549		1,386	Total Taxable 1,386		109.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300003459	TPC LIMITED LLC			102	11,549	0	1,386	109.00										
2024	2024-300003459	TPC LIMITED LLC			102	11,549	0	1,386	113.00										
2023	2023-300003459	TPC LIMITED LLC			102	11,549	0	1,386	115.00										
2022	2022-300003459	ROBERTS, WALTER W. & (TRUST)			102	11,565	0	1,388	114.00										
2021	2021-300003459	ROBERTS, WALTER W. & (TRUST)			102	11,565	0	1,388	115.00										
2020	2020-300003459	ROBERTS, WALTER W. & (TRUST)			102	11,565	0	1,388	114.00										
2019	2019-0003459	ROBERTS, WALTER W. & (TRUST)			102	11,565		1,388	115.00										
2018	2018-0003459	ROBERTS, WALTER W. & (TRUST)			102	11,565		1,388	115.00										
2017	2017-0003459	ROBERTS, WALTER W. & (TRUST)			102	11,565		1,388	115.00										
2016	2016-0003459	ROBERTS, WALTER W. & (TRUST)			102	11,565		1,388	118.00										
2015	2015-0003459	ROBERTS, WALTER W. & (TRUST)			102	11,565		1,388	110.00										
2014	2014-0003459	ROBERTS, WALTER W. & (TRUST)			102	11,565		1,388	111.00										
2013	2013-0003459	ROBERTS, WALTER W. & (TRUST)			102	11,565		1,388	111.00										



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:39:42
 Page 2

Lot Data		-		Primary Image							
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
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 /											
								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 :						Value Reconciliation			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 11,549 Site Improvements Total Value 11,549 0.00 Total Value Per SqFt							
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								
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:39:42
Page 3

Agland Inventory

300003459

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			6.293	106	106	665	665
QC	QUINLAN-WDWARD 5-12%	NP	14			14.888	45	45	667	667
WD	WOODWARD-QUINLAN3-8%	NP	23			138.819	74	74	10,217	10,217
NP Totals						160.000			11,549	11,549
Total Agland						160.000			11,549	11,549