



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:39:46
 Page 1

Assessment Data					Primary Image				
Account	300003464				No Image On File				
Parcel ID	0000-34-28N-23W-2-001-00								
Cadastral ID	0000-28N-23W-34-2-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	25193								
TPC LIMITED LLC									
5625 COTTONTAIL AVE EDMOND OK 73025-									
Parcel Location									
Situs	3428N23W21								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	34 / 28 / 23 / 2								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.86224151 -99.72068268									
SEC.34-28-23 NW4 WALTER W. ROBERTS REV TRUST; BETTY ANN ROBERTS REV TR.; (DEC'D) UND 1/2 INT EA.					Building Permits				
					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)	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	13,088	13,088	12%	1,571	Assessed	1,571	123.70
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	13,088	13,088		1,571	Total Taxable	1,571	124.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003464	TPC LIMITED LLC			102	13,088	0	1,571	124.00
2024	2024-300003464	TPC LIMITED LLC			102	13,088	0	1,571	128.00
2023	2023-300003464	TPC LIMITED LLC			102	13,088	0	1,571	130.00
2022	2022-300003464	ROBERTS, WALTER W. & (TRUST)			102	13,135	0	1,576	130.00
2021	2021-300003464	ROBERTS, WALTER W. & (TRUST)			102	13,135	0	1,576	130.00
2020	2020-300003464	ROBERTS, WALTER W. & (TRUST)			102	13,135	0	1,576	130.00
2019	2019-0003464	ROBERTS, WALTER W. & (TRUST)			102	13,135		1,576	131.00
2018	2018-0003464	ROBERTS, WALTER W. & (TRUST)			102	13,135		1,576	131.00
2017	2017-0003464	ROBERTS, WALTER W. & (TRUST)			102	13,135		1,576	131.00
2016	2016-0003464	ROBERTS, WALTER W. & (TRUST)			102	13,135		1,576	134.00
2015	2015-0003464	ROBERTS, WALTER W. & (TRUST)			102	13,135		1,576	125.00
2014	2014-0003464	ROBERTS, WALTER W. & (TRUST)			102	13,135		1,576	126.00
2013	2013-0003464	ROBERTS, WALTER W. & (TRUST)			102	13,135		1,576	126.00



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 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				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 13,582 Site Improvements Total Value 13,582 0.00 Total Value Per SqFt				
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 /								
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	+ 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



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Time 06:39:46
Page 3

Agland Inventory

300003464

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	IP	33			13.600	130	130	1,768	1,768
LD	LOAMY ALLUVIAL LAND	CR	33			.061	168	168	10	10
LD	LOAMY ALLUVIAL LAND	NP	33			.358	106	106	38	38
QC	QUINLAN-WDWARD 5-12%	IP	14			13.835	55	55	763	763
QC	QUINLAN-WDWARD 5-12%	NP	14			26.688	45	45	1,196	1,196
QC	QUINLAN-WDWARD 5-12%	CR	14			.024	71	71	2	2
TE	TIVOLI-QUINLAN	IP	12			31.149	47	47	1,473	1,473
W	WATER	NP	0			2.984	0	0	0	0
WD	WOODWARD-QUINLAN3-8%	NP	23			21.083	74	74	1,552	1,552
WD	WOODWARD-QUINLAN3-8%	IP	23			30.156	91	91	2,733	2,733
WD	WOODWARD-QUINLAN3-8%	CR	23			.117	117	117	14	14
YA	YAHOLA FINE SANDY	NP	55			7.100	176	176	1,250	1,250
YA	YAHOLA FINE SANDY	IP	55			12.845	217	217	2,783	2,783
IP Totals						160.000			13,582	13,582
Total Agland						160.000			13,582	13,582