



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	300003476																							
Parcel ID	0000-36-28N-23W-4-002-00																							
Cadastral ID	0000-28N-23W-36-4-002-00																							
Property Type	REAL - Real Property																							
Property Class	RR	VI Area 2																						
Tax Area	102 - 4R-BUFFALO																							
Name ID	13862																							
OLSON, RICHARD W.& CYNDIA OLSON REVOCABLE TRUST																								
PO BOX 612 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	01095 US 183 HWY																							
Subdivision																								
Lot/Block	/	Parcel Size	7.4 - Acres																					
Sec/Twn/Rng	36 / 28 / 23 / 4																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.84809349 -99.61269887																								
SEC 36-28-23 BOOK 750 PAGE 92 RICHARD W. OLSON & CYNDIA OLSON, CO-TRUSTEES TR IN SE4																								
Building Permits																								
<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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>482/381</td> <td>DONALD HARMON & ETUX OLSON, RICHARD W.&</td> <td>04/08/1993</td> <td>38,500</td> <td>Q</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	482/381	DONALD HARMON & ETUX OLSON, RICHARD W.&	04/08/1993	38,500	Q
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	482/381	DONALD HARMON & ETUX OLSON, RICHARD W.&	04/08/1993	38,500	Q															
Sale History																								
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	9,800	9,800	12%	Assessed	8,278	651.81																
Year Frozen		Improvements	60,492	59,182		Penalty	0																	
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-79.00																
TIF Project ID	0	Total Value	70,292	68,982		Total Taxable	7,278	573.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300003476	OLSON, RICHARD W.&	102	70,292	1000	7,037	554.00																	
2024	2024-300003476	OLSON, RICHARD W.&	102	67,622	1000	6,092	496.00																	
2023	2023-300003476	OLSON, RICHARD W.&	102	64,855	1000	5,886	487.00																	
2022	2022-300003476	OLSON, RICHARD W.&	102	56,973	1000	5,686	468.00																	
2021	2021-300003476	OLSON, RICHARD W.&	102	54,846	1000	5,491	453.00																	
2020	2020-300003476	OLSON, RICHARD W.&	102	54,847	1000	5,302	436.00																	
2019	2019-0003476	OLSON, RICHARD W.&	102	54,847		5,118	424.00																	
2018	2018-0003476	OLSON, RICHARD W.&	102	54,847		4,940	410.00																	
2017	2017-0003476	OLSON, RICHARD W.&	102	61,697		4,768	396.00																	
2016	2016-0003476	OLSON, RICHARD W.&	102	48,404		3,050	260.00																	
2015	2015-0003476	OLSON, RICHARD W.&	102	46,825		2,933	233.00																	
2014	2014-0003476	OLSON, RICHARD W.&	102	44,232		2,818	226.00																	
2013	2013-0003476	OLSON, RICHARD W.&	102	44,232		2,707	216.00																	



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 7.4 Topography Street Access Utilities Amenities Method Acre Base Lot Value 7.40 x 1,324.32 = 9,800 Factor Value Adjustments Lot Value 9,800		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Stucco 50% Frame, Plywood or Hardl
Base/Total Area	1,768 / 1,768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,768
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	576 Total, 576 Partition
Garage Type	238 Carport - Gable Roof
Remodel	KITCHEN/BA -
Year/Eff Age	1940 / 63

HOUSE	11/10/2025
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	80.67	Total Misc Impr	+ 7,222
Roofing Adj	+ 3.83	Garage Cost	+ 1,995
Subfloor Adj	+ -1.86	Total RCN	= 206,826
Heat/Cool Adj	+ 10.77	Depreciation (64%)	- 132,369
Plumbing Adj	+ 5.54	Lump Sums	+ 0
Basement Adj	+ 12.81	RCNLD	= 74,457
Adj Base Cost	= 111.77	Lot Value	+ 9,800
Total Area	x 1,768	Indicated Value	= 84,257
Adjusted Cost	= 197,609	Value Per SqFt	47.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,457		
Lot Value	9,800		
Indicated Value	84,257	47.66	Per SqFt
Agland Value			
Site Improvements	15,012		
Total Value	99,269	56.15	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	1720	26x7	1940	182	39.68	7,222



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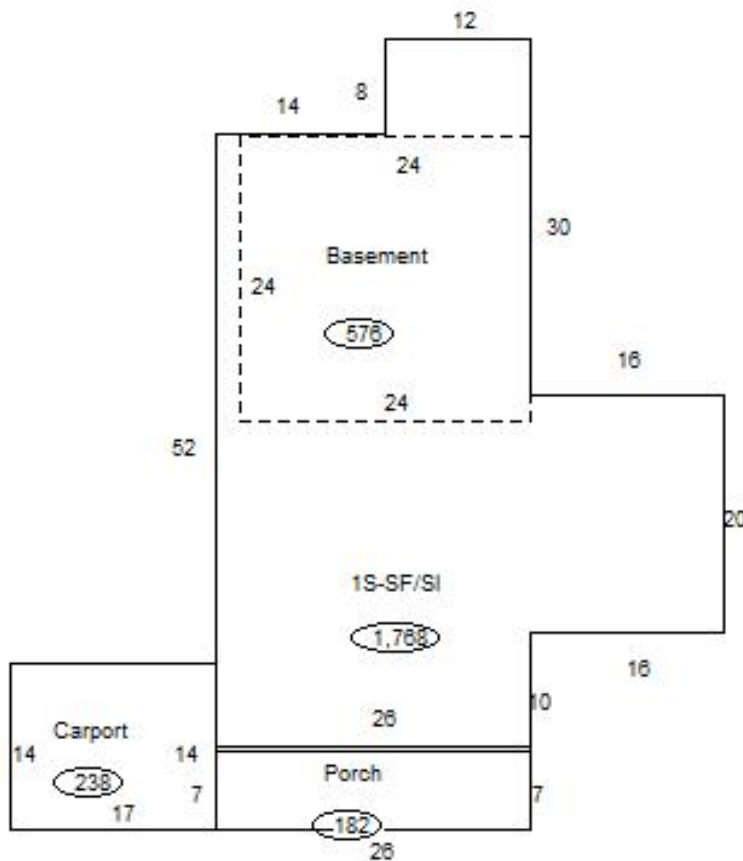
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			20	Basement	576	1.000	576
2	G	3		20	Carport	238	1.000	238
3	M	RSPC		20	Porch	182	1.000	182
4	R	1	Slab	20	1S-SF/Sl	1,768	1.000	1,768
Total Building Area						1,768		1,768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-36-28N-23W-4-002-00 3476 11/04/2020</p>	LNT0	Lean To - Attached	24x10x8	Dirt	Galvanized Metal	240
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (6.98 x 240)	1,675		1,675	787	888
	UTIL	Shed, Metal TIN SHED	24x24x10	Dirt	Galvanized Metal	576
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (21.58 x 576)	12,430		12,430	8,577	3,853
	LOAF	Loafing Shed	35x18x8	Dirt	Galvanized Metal	630
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.98 x 630)	3,767		3,767	3,014	753
	SHDS	TACK ROOM	18x10x8	Concrete	Galvanized Metal	180
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.51 x 180)	3,692		3,692	2,954	738
	GRDT	Garage - Detached & Shop	45x18x8	Base	Composition Shingle	810
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Residential Living Area	Area 3600			17,054	
	Base Cost (33.14 x 810)	26,843	17,054	43,897	35,117	8,780