




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:40:52  
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300003548 Parcel ID 0000-17-28N-24W-2-001-00 Cadastral ID 0000-28N-24W-17-2-001-00 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-  <b>Parcel Location</b> Situs 1728N24W21 Subdivision Lot/Block / Parcel Size 157 - Acres Sec/Twn/Rng 17 / 28 / 24 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>QUONSET 7/15/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.91801184 -99.76004420 SEC.17-28-24 NW4 LESS 3 A.IN NW CORNER WALTER W. ROBERTS REV TRUST; BETTY ANN ROBERTS REV TR.; UND 1/2 INT EACH																																																																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>759/753</td> <td>ROBERTS, WALTER W. &amp; (TRUST)</td> <td>05/14/2021</td> <td></td> <td>18</td> </tr> <tr> <td>759/595</td> <td>ROBERTSON, MICHAEL</td> <td>05/10/2021</td> <td>0</td> <td>21</td> </tr> <tr> <td>759/590</td> <td>LELAND ROBERTSON</td> <td>05/10/2021</td> <td></td> <td>04</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	759/753	ROBERTS, WALTER W. & (TRUST)	05/14/2021		18	759/595	ROBERTSON, MICHAEL	05/10/2021	0	21	759/590	LELAND ROBERTSON	05/10/2021		04																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
759/753	ROBERTS, WALTER W. & (TRUST)	05/14/2021		18																																																																																																																					
759/595	ROBERTSON, MICHAEL	05/10/2021	0	21																																																																																																																					
759/590	LELAND ROBERTSON	05/10/2021		04																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 24,955</td> <td>24,955</td> <td>12%</td> <td>2,995</td> <td>Assessed</td> <td>4,003</td> <td>315.20</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 8,403</td> <td>8,403</td> <td></td> <td>1,008</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 33,358</td> <td>33,358</td> <td></td> <td>4,003</td> <td>Total Taxable</td> <td>4,003</td> <td>315.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2022	Land Value 24,955	24,955	12%	2,995	Assessed	4,003	315.20	Year Frozen		Improvements 8,403	8,403		1,008	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 33,358	33,358		4,003	Total Taxable	4,003	315.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2022	Land Value 24,955	24,955	12%	2,995	Assessed	4,003	315.20																																																																																																																	
Year Frozen		Improvements 8,403	8,403		1,008	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 33,358	33,358		4,003	Total Taxable	4,003	315.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300003548</td> <td>TPC LIMITED LLC</td> <td>102</td> <td>33,358</td> <td>0</td> <td>3,999</td> <td>315.00</td> </tr> <tr> <td>2024</td> <td>2024-300003548</td> <td>TPC LIMITED LLC</td> <td>102</td> <td>32,355</td> <td>0</td> <td>3,883</td> <td>316.00</td> </tr> <tr> <td>2023</td> <td>2023-300003548</td> <td>TPC LIMITED LLC</td> <td>102</td> <td>32,695</td> <td>0</td> <td>3,924</td> <td>325.00</td> </tr> <tr> <td>2022</td> <td>2022-300003548</td> <td>ROBERTS, WALTER W. TR &amp; BETTY ANN</td> <td>102</td> <td>36,415</td> <td>0</td> <td>4,370</td> <td>359.00</td> </tr> <tr> <td>2021</td> <td>2021-300003548</td> <td>ROBERTS, WALTER W. TR &amp; BETTY ANN</td> <td>102</td> <td>36,397</td> <td>0</td> <td>4,368</td> <td>361.00</td> </tr> <tr> <td>2020</td> <td>2020-300003548</td> <td>ROBERTS, WALTER W. &amp; (TRUST)</td> <td>102</td> <td>36,397</td> <td>0</td> <td>4,368</td> <td>359.00</td> </tr> <tr> <td>2019</td> <td>2019-0003548</td> <td>ROBERTS, WALTER W. &amp; (TRUST)</td> <td>102</td> <td>36,397</td> <td></td> <td>4,368</td> <td>362.00</td> </tr> <tr> <td>2018</td> <td>2018-0003548</td> <td>ROBERTS, WALTER W. &amp; (TRUST)</td> <td>102</td> <td>36,397</td> <td></td> <td>4,368</td> <td>362.00</td> </tr> <tr> <td>2017</td> <td>2017-0003548</td> <td>ROBERTS, WALTER W. &amp; (TRUST)</td> <td>102</td> <td>36,397</td> <td></td> <td>4,368</td> <td>363.00</td> </tr> <tr> <td>2016</td> <td>2016-0003548</td> <td>ROBERTS, WALTER W. &amp; (TRUST)</td> <td>102</td> <td>36,397</td> <td></td> <td>4,368</td> <td>372.00</td> </tr> <tr> <td>2015</td> <td>2015-0003548</td> <td>ROBERTS, WALTER W. &amp; (TRUST)</td> <td>102</td> <td>36,397</td> <td></td> <td>4,368</td> <td>347.00</td> </tr> <tr> <td>2014</td> <td>2014-0003548</td> <td>ROBERTS, WALTER W. &amp; (TRUST)</td> <td>102</td> <td>36,397</td> <td></td> <td>4,368</td> <td>350.00</td> </tr> <tr> <td>2013</td> <td>2013-0003548</td> <td>ROBERTS, WALTER W. &amp; (TRUST)</td> <td>102</td> <td>36,397</td> <td></td> <td>4,368</td> <td>348.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300003548	TPC LIMITED LLC	102	33,358	0	3,999	315.00	2024	2024-300003548	TPC LIMITED LLC	102	32,355	0	3,883	316.00	2023	2023-300003548	TPC LIMITED LLC	102	32,695	0	3,924	325.00	2022	2022-300003548	ROBERTS, WALTER W. TR & BETTY ANN	102	36,415	0	4,370	359.00	2021	2021-300003548	ROBERTS, WALTER W. TR & BETTY ANN	102	36,397	0	4,368	361.00	2020	2020-300003548	ROBERTS, WALTER W. & (TRUST)	102	36,397	0	4,368	359.00	2019	2019-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	362.00	2018	2018-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	362.00	2017	2017-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	363.00	2016	2016-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	372.00	2015	2015-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	347.00	2014	2014-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	350.00	2013	2013-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	348.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300003548	TPC LIMITED LLC	102	33,358	0	3,999	315.00																																																																																																																		
2024	2024-300003548	TPC LIMITED LLC	102	32,355	0	3,883	316.00																																																																																																																		
2023	2023-300003548	TPC LIMITED LLC	102	32,695	0	3,924	325.00																																																																																																																		
2022	2022-300003548	ROBERTS, WALTER W. TR & BETTY ANN	102	36,415	0	4,370	359.00																																																																																																																		
2021	2021-300003548	ROBERTS, WALTER W. TR & BETTY ANN	102	36,397	0	4,368	361.00																																																																																																																		
2020	2020-300003548	ROBERTS, WALTER W. & (TRUST)	102	36,397	0	4,368	359.00																																																																																																																		
2019	2019-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	362.00																																																																																																																		
2018	2018-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	362.00																																																																																																																		
2017	2017-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	363.00																																																																																																																		
2016	2016-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	372.00																																																																																																																		
2015	2015-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	347.00																																																																																																																		
2014	2014-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	350.00																																																																																																																		
2013	2013-0003548	ROBERTS, WALTER W. & (TRUST)	102	36,397		4,368	348.00																																																																																																																		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:40:52  
 Page 2

Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



QUONSET 7/15/2025

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	-	-

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	24,955
Site Improvements	8,398
Total Value	33,353 0.00 Total Value Per SqFt

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
------	-------------	-----------	------	------	-------	-----------	------	-------



# Harper




## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:40:52  
 Page 3

300003548

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage 2,000 BU	0x0x0	Dirt		2,000
	Qual	3.5	Cond 3	Year 1998	Eff Age 28	
	0					
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (73% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.66 x 2,000)		3,320		3,320	2,424	896
	GBST	Grain Bin - Storage 2,000 BU	0x0x0	Dirt		2,000
	Qual	3.5	Cond 3	Year 1998	Eff Age 28	
	0					
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (73% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.66 x 2,000)		3,320		3,320	2,424	896
	QUON	Quonset - Round Top	80x40x12	Concrete	Galvanized Metal	3,200
	Qual	3	Cond 3	Year 1972	Eff Age 54	
	0					
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.83 x 3,200)		31,456		31,456	24,850	6,606



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:40:52  
Page 4

### Agland Inventory

300003548

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			15.602	160	160	2,496	2,496
CA	CAREY SILT 1-3%	CR	50			11.771	255	255	2,996	2,996
LD	LOAMY ALLUVIAL LAND	NP	33			35.815	106	106	3,782	3,782
LD	LOAMY ALLUVIAL LAND	CR	33			.185	168	168	31	31
QC	QUINLAN-WDWARD 5-12%	NP	14			4.935	45	45	221	221
QC	QUINLAN-WDWARD 5-12%	CR	14			9.370	71	71	668	668
SA	ST.PAUL 0-1%	NP	60			25.965	192	192	4,985	4,985
SA	ST.PAUL 0-1%	CR	60			.310	305	305	95	95
SB	ST.PAUL 1-3%	NP	52			3.747	166	166	624	624
SB	ST.PAUL 1-3%	CR	52			10.424	265	265	2,759	2,759
W	WATER	NP	0			.958	0	0	0	0
WB	WOODWARD 3-8%	NP	33			1.157	106	106	122	122
WB	WOODWARD 3-8%	CR	33			36.585	168	168	6,145	6,145
YA	YAHOLA FINE SANDY	NP	55			.176	176	176	31	31
<b>NP Totals</b>						157.000			24,955	24,955
<b>Total Agland</b>						157.000			24,955	24,955