



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image				
Account	300003690				No Image On File				
Parcel ID	0000-13-28N-25W-1-001-00								
Cadastral ID	0000-28N-25W-13-1-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	101 - 1R-LAVERNE								
Name ID	25193								
TPC LIMITED LLC									
5625 COTTONTAIL AVE EDMOND OK 73025-									
Parcel Location									
Situs	1328N25W11								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	13 / 28 / 25 / 1								
Neighborhood	1000 - COUNTY								
School District	1-LAVERNE - 1-LAVERNE								
Legal Description Lat/Long: 36.93678583 -99.65467502									
SEC.13-28-25 NE4 WALTER W. ROBERTS REV TRUST; BETTY ANN ROBERTS REV TRUST; (DEC'D) UND 1/2 INT					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	67.190	Current Tax
Remove Cap	2022		Land Value	34,910	34,910	12%	Assessed	4,189	281.46
Year Frozen			Improvements	0	0		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	34,910	34,910		Total Taxable	4,189	281.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003690	TPC LIMITED LLC			101	34,910	0	4,189	281.00
2024	2024-300003690	TPC LIMITED LLC			101	34,910	0	4,189	279.00
2023	2023-300003690	TPC LIMITED LLC			101	34,910	0	4,189	281.00
2022	2022-300003690	ROBERTS, WALTER W. & (TRUST)			101	36,074	0	4,329	293.00
2021	2021-300003690	ROBERTS, WALTER W. & (TRUST)			101	36,074	0	4,329	299.00
2020	2020-300003690	ROBERTS, WALTER W. & (TRUST)			101	36,074	0	4,329	293.00
2019	2019-0003690	ROBERTS, WALTER W. & (TRUST)			101	36,074		4,329	258.00
2018	2018-0003690	ROBERTS, WALTER W. & (TRUST)			101	36,074		4,329	258.00
2017	2017-0003690	ROBERTS, WALTER W. & (TRUST)			101	36,074		4,329	258.00
2016	2016-0003690	ROBERTS, WALTER W. & (TRUST)			101	36,074		4,329	258.00
2015	2015-0003690	ROBERTS, WALTER W. & (TRUST)			101	36,074		4,329	258.00
2014	2014-0003690	ROBERTS, WALTER W. & (TRUST)			101	36,074		4,329	258.00
2013	2013-0003690	ROBERTS, WALTER W. & (TRUST)			101	36,074		4,329	258.00



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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		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		34,905						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	34,905 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300003690

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			41.969	255	255	10,681	10,681
CA	CAREY SILT 1-3%	NP	50			3.352	160	160	536	536
QC	QUINLAN-WDWARD 5-12%	NP	14			12.552	45	45	562	562
QC	QUINLAN-WDWARD 5-12%	CR	14			20.959	71	71	1,494	1,494
SA	ST.PAUL 0-1%	CR	60			55.111	305	305	16,831	16,831
WA	WOODWARD 1-3%	NP	43			.664	138	138	91	91
WA	WOODWARD 1-3%	CR	43			15.005	219	219	3,284	3,284
WB	WOODWARD 3-8%	CR	33			5.281	168	168	887	887
WB	WOODWARD 3-8%	NP	33			5.108	106	106	539	539
NP Totals						160.000			34,905	34,905
Total Agland						160.000			34,905	34,905