



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:56:22
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Assessment Data					Primary Image									
Account 300004703 Parcel ID 0070-00-178-010-0-001-00 Cadastral ID 0070-178-010-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14312 BERENDS, VERLYN JOE 1235 N. 191 RD BUFFALO OK 73834-0000 Parcel Location Situs 01233 E WILLIAMS ST Subdivision OUT OF LIMITS--BUFFALO Lot/Block 0010 / 0178 Parcel Size 13 - Lots Sec/Twn/Rng / / / Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO					<p>0070-00-178-010-0-001-00_001.JPG 2/23/2024</p>									
Legal Description Lat/Long: 36.94771878 -99.91542627														
Legal Description BUFFALO OUT OF LIMITS BLOCK 178 OF MILLER'S ADD. LOTS: PT OF 10 THRU 13; ALL OF LOTS 14 THRU 24; INCLUDES AB RR & VAC ST					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					Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					687/691	SHAW, GEORGE, E., JR.	01/29/2013	2,500	16					
					602/475	ERWIN, MARK	05/03/2005	1,000	MU					
					572/618	FEUQUAY ELEVATOR CO	02/19/2002	1,000	MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	Land Value	4,100	4,100	12%	492	Assessed	492	38.74						
Year Frozen	Improvements	0	0		0	Penalty	0							
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00						
TIF Project ID	Total Value	4,100	4,100		492	Total Taxable	492	39.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300004703	BERENDS, VERLYN JOE			201	4,100	0	492	39.00					
2024	2024-300004703	BERENDS, VERLYN JOE			201	4,100	0	492	40.00					
2023	2023-300004703	BERENDS, VERLYN JOE			201	4,100	0	492	41.00					
2022	2022-300004703	BERENDS, VERLYN JOE			201	4,100	0	492	40.00					
2021	2021-300004703	BERENDS, VERLYN JOE			201	4,100	0	492	41.00					
2020	2020-300004703	BERENDS, VERLYN JOE			201	4,100	0	492	40.00					
2019	2019-0004703	BERENDS, VERLYN JOE			201	4,100		492	41.00					
2018	2018-0004703	BERENDS, VERLYN JOE			102	4,100		492	41.00					
2017	2017-0004703	BERENDS, VERLYN JOE			102	4,100		492	41.00					
2016	2016-0004703	BERENDS, VERLYN JOE			102	4,100		491	42.00					
2015	2015-0004703	BERENDS, VERLYN JOE			102	4,100		467	37.00					
2014	2014-0004703	BERENDS, VERLYN JOE			102	4,100		445	36.00					
2013	2013-0004703	BERENDS, VERLYN JOE			102	9,618		424	34.00					



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0.82</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 9 HomeSite and Tracts</p> <p>Value Method Acre</p> <p>Base Lot Value .82 x 5,000.00 = 4,100</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,100</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 4,100</p> <p>Cost Approach Value 4,100</p>	<p>Image Information</p> <p>Image ID 28294</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description 0070-00-178-010-0-001-00_001.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 4,100</p> <p>Total Appraised Value 4,100</p>	