




# 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																																																	
<b>Account</b> 300004705 <b>Parcel ID</b> 0070-00-179-005-0-001-00 <b>Cadastral ID</b> 0070-179-005-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UA VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14312 BERENDS, VERLYN JOE  1235 N. 191 RD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 01235 NS 191 RD <b>Subdivision</b> OUT OF LIMITS--BUFFALO <b>Lot/Block</b> 0005 / 0179 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>0070-00-179-005-0-001-00 02/22/24</p>																																																	
<b>HOUSE</b> <span style="float: right;">2/23/2024</span>																																																						
<b>Legal Description</b> Lat/Long: 36.91090886 -99.92260688					<b>Building Permits</b>																																																	
BUFFALO OUT OF LIMITS BLOCK 179 OF MILLER'S ADD. LOTS:PT OF 5-7-9;ALL 11-13-15- 17-19-21-23;INCLUDE AB RR & VAC. STS					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					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																																													
<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> </td> <td>Land Value 4,100</td> <td>4,100</td> <td>12%</td> <td>492</td> <td>Assessed</td> <td>3,525</td> <td>277.56</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 0</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 25,271</td> <td>25,271</td> <td> </td> <td>3,033</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 29,371</td> <td>29,371</td> <td> </td> <td>3,525</td> <td>Total Taxable</td> <td>3,525</td> <td>278.00</td> </tr> </tbody> </table>					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	3,525	277.56	Year Frozen		Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 25,271	25,271		3,033	Exemption	0	0.00	TIF Project ID	0	Total Value 29,371	29,371		3,525	Total Taxable	3,525	278.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300004705	BERENDS, VERLYN JOE	201	29,371	0	3,525	278.00																																															
2024	2024-300004705	BERENDS, VERLYN JOE	201	30,884	0	3,467	282.00																																															
2023	2023-300004705	BERENDS, VERLYN JOE	201	28,054	0	3,366	278.00																																															
2022	2022-300004705	BERENDS, VERLYN JOE	201	28,054	0	3,366	277.00																																															
2021	2021-300004705	BERENDS, VERLYN JOE	201	27,306	0	3,276	270.00																																															
2020	2020-300004705	BERENDS, VERLYN JOE	201	26,951	0	3,234	266.00																																															
2019	2019-0004705	BERENDS, VERLYN JOE	201	28,435		2,412	200.00																																															
2018	2018-0004705	BERENDS, VERLYN JOE	102	29,920		2,590	215.00																																															
2017	2017-0004705	BERENDS, VERLYN JOE	102	31,766		2,812	234.00																																															
2016	2016-0004705	BERENDS, VERLYN JOE	102	38,965		3,022	257.00																																															
2015	2015-0004705	BERENDS, VERLYN JOE	102	32,544		2,905	231.00																																															
2014	2014-0004705	BERENDS, VERLYN JOE	102	34,154		2,929	235.00																																															
2013	2013-0004705	BERENDS, VERLYN JOE	102	7,109		313	25.00																																															



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.82 Topography Street Access Utilities Amenities  Method Acre Base Lot Value .82 x 5,000.00 = 4,100 Factor Value Adjustments Lot Value 4,100		

Residential Data	
Type	6 Mobile Home 80 x 14
Condition	2.5 - Fair
Quality	2.75 - Fair
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,120 / 1,120
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 29

HOUSE	2/23/2024
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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	49.20	Total Misc Impr	+ 2,724
Roofing Adj	+ 2.30	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 72,892
Heat/Cool Adj	+ 3.23	Depreciation ( 68%)	- 49,567
Plumbing Adj	+ 7.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,325
Adj Base Cost	= 62.65	Lot Value	+ 4,100
Total Area	x 1,120	Indicated Value	= 27,425
Adjusted Cost	= 70,168	Value Per SqFt	24.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,325		
Lot Value	4,100		
Indicated Value	27,425	24.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	27,425	24.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2095	16x8		128	21.28		2,724



Harper

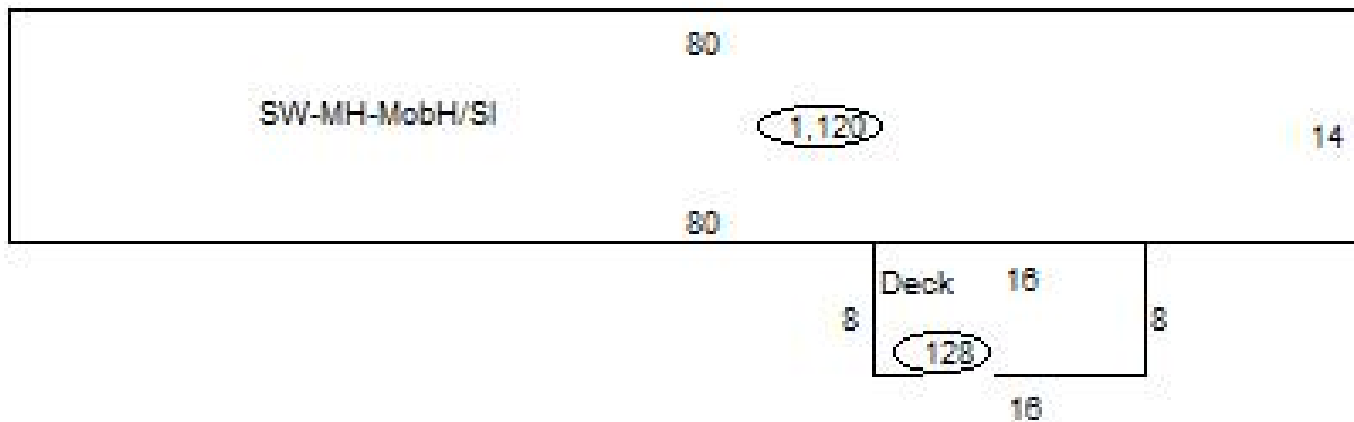
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Sketch Image

300004705



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/Sl	1,120	1.000	1,120
2	M	WODO		20	Deck	128	1.000	128
<b>Total Building Area</b>						1,120		1,120