



# 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	300004882				<p>House 1/9/2023</p>									
Parcel ID	1001-00-036-007-0-001-00													
Cadastral ID	1001-036-007-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14409													
EDMONDS, JO ELLEN, LIFE EST.														
712 SE 2ND STREET BUFFALO OK 73834-9624														
Parcel Location														
Situs	00712 SE SECOND													
Subdivision	BUFFALO ORIG													
Lot/Block	0007 / 0036	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83175953 -99.63194649														
BUFFALO ORIG. BLOCK 36 LOTS: 7 THRU 9														
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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	503/69	CAMP, LEONA	01/09/1995	19,666	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	3,150	3,150	12%	378	Assessed	4,961	390.63					
Year Frozen		Improvements	1,857	1,857		223	Penalty	0						
Uncapped Value	0	Mobile Home	36,337	36,337		4,360	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	41,344	41,344		4,961	Total Taxable	3,961	312.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004882	EDMONDS, JO ELLEN, LIFE EST.	201	41,344	1000	3,961	312.00							
2024	2024-300004882	EDMONDS, JO ELLEN, LIFE EST.	201	43,458	1000	3,864	315.00							
2023	2023-300004882	EDMONDS, JO ELLEN, LIFE EST.	201	39,350	1000	3,722	308.00							
2022	2022-300004882	EDMONDS, JO ELLEN, LIFE EST.	201	39,350	1000	3,722	306.00							
2021	2021-300004882	EDMONDS, JO ELLEN, LIFE EST.	201	39,350	1000	3,722	307.00							
2020	2020-300004882	EDMONDS, JO ELLEN, LIFE EST.	201	39,350	1000	3,722	306.00							
2019	2019-0004882	EDMONDS, JO ELLEN, LIFE EST.	201	47,021		3,561	295.00							
2018	2018-0004882	EDMONDS, JO ELLEN, LIFE EST.	201	48,088		3,428	284.00							
2017	2017-0004882	EDMONDS, JO ELLEN, LIFE EST.	201	48,088		3,299	274.00							
2016	2016-0004882	EDMONDS, JO ELLEN, LIFE EST.	201	49,156		3,173	270.00							
2015	2015-0004882	EDMONDS, JO ELLEN, LIFE EST.	201	50,412		3,052	242.00							
2014	2014-0004882	EDMONDS, JO ELLEN, LIFE EST.	201	52,556		2,934	235.00							
2013	2013-0004882	EDMONDS, JO ELLEN, LIFE EST.	201	62,514		2,820	225.00							



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	3150	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .30 = 3,150	
Factor Value		
Adjustments		
Lot Value	3,150	

Residential Data	
Type	6 Mobile Home 30 x 26
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,344 / 1,344
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	720 Total, 720 Partition
Garage Type	400 Carport - Gable Roof
Remodel	PARTIAL -
Year/Eff Age	1973 / 42



House 1/9/2023

### 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	37,422		
Lot Value	3,150		
Indicated Value	40,572	30.19	Per SqFt
Agland Value			
Site Improvements	305		
Total Value	40,877	30.41	Total Value Per SqFt

### Cost Approach

Cost Approach		Manual :	
Base Cost	48.82	Total Misc Impr	+ 526
Roofing Adj	+ 2.28	Garage Cost	+ 4,413
Subfloor Adj	+ 0.00	Total RCN	= 113,400
Heat/Cool Adj	+ 2.75	Depreciation ( 67%)	- 75,978
Plumbing Adj	+ 6.74	Lump Sums	+ 0
Basement Adj	+ 20.11	RCNLD	= 37,422
Adj Base Cost	= 80.70	Lot Value	+ 3,150
Total Area	x 1,344	Indicated Value	= 40,572
Adjusted Cost	= 108,461	Value Per SqFt	30.19

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2304	5x4		20	26.31		526



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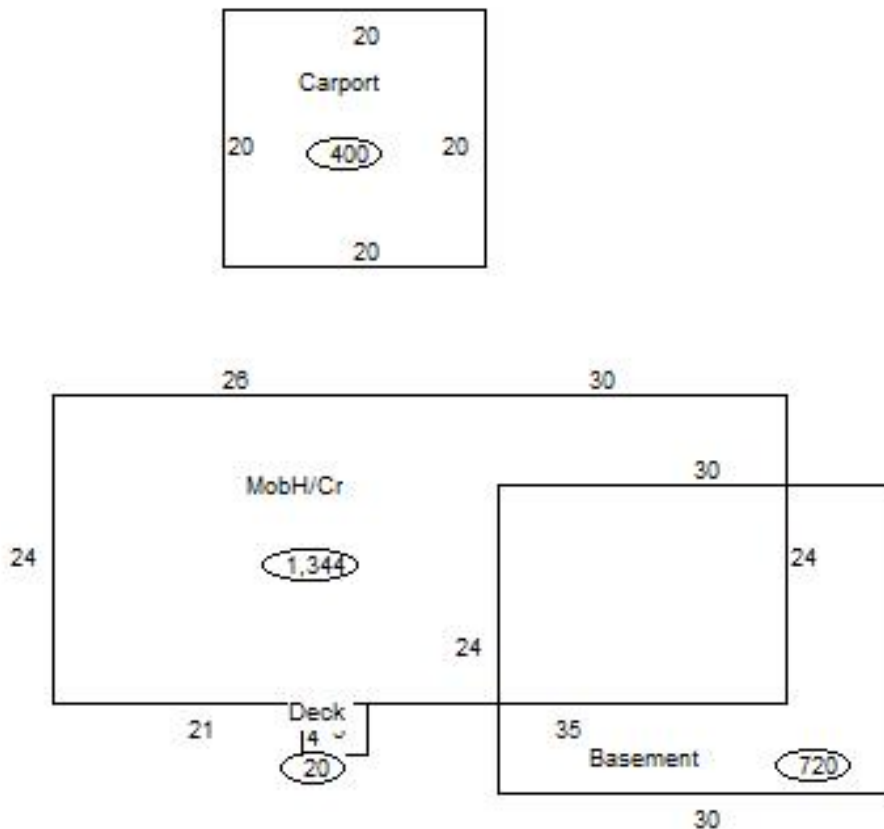
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			20	Basement	720	1.000	720
2	R	14	Crawl	20	MobH/Cr	1,344	1.000	1,344
3	G	3		20	Carport	400	1.000	400
4	M	WODO		20	Deck	20	1.000	20
<b>Total Building Area</b>						1,344		1,344



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	8x6x6		Formed Metal	48
	Qual 3	Cond 3	Year 1990	Eff Age 36		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (31.81 x 48)	1,527		1,527	1,222
				305