



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:59:41  
Page 1

Assessment Data					Primary Image														
Account	300004936				<p>WOOD YARD SHED 2/23/2024</p>														
Parcel ID	1040-00-001-008-0-001-00																		
Cadastral ID	1040-001-008-00-0-001-00																		
Property Type	REAL - Real Property																		
Property Class	UR	VI Area	2																
Tax Area	201 - 4T-BUFFALO-C																		
Name ID	14441																		
MYATT, STEVE																			
P O BOX 683 BUFFALO OK 73834-0000																			
Parcel Location																			
Situs	00607 E BRULE ST																		
Subdivision	LENARD'S ADDN.																		
Lot/Block	0008 / 0001	Parcel Size	.5 - Lots																
Sec/Twn/Rng	/ / /																		
Neighborhood	100300 - RANCHLENARDS																		
School District	4-BUFFAL - 4-BUFFALO																		
Legal Description Lat/Long: 36.86667111 -99.62036263																			
LENARDS ADD. BLOCK 1 LOTS E2 OF 8 BOOK 764 PAGE 1																			
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> <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										
					764/1	CLOUTIER, RODNEY	11/05/2021	3,500	16										
					661/314	LONG, CARL L. ETUX	08/11/2010	6,000	21										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap	2022	Land Value	3,553	3,553	12%	426	Assessed	551	43.39										
Year Frozen		Improvements	1,040	1,040		125	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	4,593	4,593		551	Total Taxable	551	43.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300004936	MYATT, STEVE	201	4,593	0	551	43.00												
2024	2024-300004936	MYATT, STEVE	201	7,244	0	858	70.00												
2023	2023-300004936	MYATT, STEVE	201	6,874	0	817	68.00												
2022	2022-300004936	MYATT, STEVE	201	6,488	0	778	64.00												
2021	2021-300004936	CLOUTIER, RODNEY	201	4,932	0	591	49.00												
2020	2020-300004936	CLOUTIER, RODNEY	201	14,010	0	1,680	138.00												
2019	2019-0004936	CLOUTIER, RODNEY	201	14,010		1,680	139.00												
2018	2018-0004936	CLOUTIER, RODNEY	201	14,010		1,680	139.00												
2017	2017-0004936	CLOUTIER, RODNEY	201	13,966		1,675	139.00												
2016	2016-0004936	CLOUTIER, RODNEY	201	16,758		1,782	152.00												
2015	2015-0004936	CLOUTIER, RODNEY	201	14,147		1,697	135.00												
2014	2014-0004936	CLOUTIER, RODNEY	201	14,147		1,697	136.00												
2013	2013-0004936	CLOUTIER, RODNEY	201	14,144		1,684	134.00												



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:41  
 Page 2

Lot Data		Square-Foot - BUFFALO RANCHLENARD	
Lot Size	70	x	145
Lot Count			
Units Buildable	3553		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,150.00	x	.35 = 3,553
Factor Value			
Adjustments			
Lot Value	3,553		



WOOD YARD SHED 2/23/2024

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	3,553		
Indicated Value	3,553	0.00	Per SqFt
Agland Value			
Site Improvements	1,054		
Total Value	4,607	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	+ 3,553
Total Area	x	Indicated Value	= 3,553
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 06:59:41  
Page 3

300004936

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	20x14x6	Concrete	Composition Roll	280	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (18.82 x 280)	5,270		5,270	4,216	1,054