



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:01:57  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005093 <b>Parcel ID</b> 1070-00-113-017-0-001-00 <b>Cadastral ID</b> 1070-113-017-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 25583 TLCK HOLDINGS LLC  2005 US HWY 283 P O BOX 1180 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00215 W ELM ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0017 / 0113 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83739471 -99.63233955 MILLERS ADD. BLOCK 113 LOTS: 17-19-21-23																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		<b>Building Permits</b> <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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
<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>2025</td> <td>Land Value</td> <td>3,526</td> <td>3,526</td> <td>12%</td> <td>423</td> <td>Assessed</td> <td>6,140 483.46</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>47,649</td> <td>47,649</td> <td></td> <td>5,717</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>51,175</td> <td>51,175</td> <td></td> <td>6,140</td> <td>Total Taxable</td> <td>6,140 483.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2025	Land Value	3,526	3,526	12%	423	Assessed	6,140 483.46	Year Frozen		Improvements	47,649	47,649		5,717	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	51,175	51,175		6,140	Total Taxable	6,140 483.00	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>781/320</td> <td>APPLETON, MISTY</td> <td>03/26/2024</td> <td>38,000</td> <td>16</td> </tr> <tr> <td>742/684</td> <td>BENTLEY, WILLIS &amp; ILA</td> <td>01/11/2019</td> <td>35,000</td> <td>09</td> </tr> <tr> <td>692/402</td> <td>KLINGENBERG, AMANDA JO</td> <td>09/25/2013</td> <td>23,000</td> <td>21</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	781/320	APPLETON, MISTY	03/26/2024	38,000	16	742/684	BENTLEY, WILLIS & ILA	01/11/2019	35,000	09	692/402	KLINGENBERG, AMANDA JO	09/25/2013	23,000	21																																															
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2025	Land Value	3,526	3,526	12%	423	Assessed	6,140 483.46																																																																																																																	
Year Frozen		Improvements	47,649	47,649		5,717	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																																																																	
TIF Project ID	0	Total Value	51,175	51,175		6,140	Total Taxable	6,140 483.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
781/320	APPLETON, MISTY	03/26/2024	38,000	16																																																																																																																					
742/684	BENTLEY, WILLIS & ILA	01/11/2019	35,000	09																																																																																																																					
692/402	KLINGENBERG, AMANDA JO	09/25/2013	23,000	21																																																																																																																					
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005093</td><td>TLCK HOLDINGS LLC</td><td>201</td><td>51,175</td><td>0</td><td>6,140</td><td>483.00</td></tr> <tr><td>2024</td><td>2024-300005093</td><td>TLCK HOLDINGS LLC</td><td>201</td><td>56,756</td><td>1000</td><td>3,456</td><td>281.00</td></tr> <tr><td>2023</td><td>2023-300005093</td><td>APPLETON, MISTY</td><td>201</td><td>51,167</td><td>1000</td><td>3,326</td><td>275.00</td></tr> <tr><td>2022</td><td>2022-300005093</td><td>APPLETON, MISTY</td><td>201</td><td>35,000</td><td>1000</td><td>3,200</td><td>263.00</td></tr> <tr><td>2021</td><td>2021-300005093</td><td>APPLETON, MISTY</td><td>201</td><td>35,000</td><td>1000</td><td>3,200</td><td>264.00</td></tr> <tr><td>2020</td><td>2020-300005093</td><td>APPLETON, MISTY</td><td>201</td><td>35,000</td><td>0</td><td>4,200</td><td>346.00</td></tr> <tr><td>2019</td><td>2019-0005093</td><td>APPLETON, MISTY</td><td>201</td><td>33,888</td><td></td><td>4,008</td><td>332.00</td></tr> <tr><td>2018</td><td>2018-0005093</td><td>BENTLEY,WILLIS &amp;</td><td>201</td><td>33,888</td><td></td><td>2,717</td><td>225.00</td></tr> <tr><td>2017</td><td>2017-0005093</td><td>BENTLEY,WILLIS &amp;</td><td>201</td><td>33,888</td><td></td><td>2,609</td><td>217.00</td></tr> <tr><td>2016</td><td>2016-0005093</td><td>BENTLEY,WILLIS &amp;</td><td>201</td><td>28,949</td><td></td><td>1,927</td><td>164.00</td></tr> <tr><td>2015</td><td>2015-0005093</td><td>BENTLEY, ILA &amp;</td><td>201</td><td>29,776</td><td></td><td>1,842</td><td>146.00</td></tr> <tr><td>2014</td><td>2014-0005093</td><td>BENTLEY, ILA &amp;</td><td>201</td><td>23,000</td><td></td><td>1,760</td><td>141.00</td></tr> <tr><td>2013</td><td>2013-0005093</td><td>BENTLEY, ILA &amp;</td><td>201</td><td>32,678</td><td></td><td>3,028</td><td>241.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005093	TLCK HOLDINGS LLC	201	51,175	0	6,140	483.00	2024	2024-300005093	TLCK HOLDINGS LLC	201	56,756	1000	3,456	281.00	2023	2023-300005093	APPLETON, MISTY	201	51,167	1000	3,326	275.00	2022	2022-300005093	APPLETON, MISTY	201	35,000	1000	3,200	263.00	2021	2021-300005093	APPLETON, MISTY	201	35,000	1000	3,200	264.00	2020	2020-300005093	APPLETON, MISTY	201	35,000	0	4,200	346.00	2019	2019-0005093	APPLETON, MISTY	201	33,888		4,008	332.00	2018	2018-0005093	BENTLEY,WILLIS &	201	33,888		2,717	225.00	2017	2017-0005093	BENTLEY,WILLIS &	201	33,888		2,609	217.00	2016	2016-0005093	BENTLEY,WILLIS &	201	28,949		1,927	164.00	2015	2015-0005093	BENTLEY, ILA &	201	29,776		1,842	146.00	2014	2014-0005093	BENTLEY, ILA &	201	23,000		1,760	141.00	2013	2013-0005093	BENTLEY, ILA &	201	32,678		3,028	241.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005093	TLCK HOLDINGS LLC	201	51,175	0	6,140	483.00																																																																																																																		
2024	2024-300005093	TLCK HOLDINGS LLC	201	56,756	1000	3,456	281.00																																																																																																																		
2023	2023-300005093	APPLETON, MISTY	201	51,167	1000	3,326	275.00																																																																																																																		
2022	2022-300005093	APPLETON, MISTY	201	35,000	1000	3,200	263.00																																																																																																																		
2021	2021-300005093	APPLETON, MISTY	201	35,000	1000	3,200	264.00																																																																																																																		
2020	2020-300005093	APPLETON, MISTY	201	35,000	0	4,200	346.00																																																																																																																		
2019	2019-0005093	APPLETON, MISTY	201	33,888		4,008	332.00																																																																																																																		
2018	2018-0005093	BENTLEY,WILLIS &	201	33,888		2,717	225.00																																																																																																																		
2017	2017-0005093	BENTLEY,WILLIS &	201	33,888		2,609	217.00																																																																																																																		
2016	2016-0005093	BENTLEY,WILLIS &	201	28,949		1,927	164.00																																																																																																																		
2015	2015-0005093	BENTLEY, ILA &	201	29,776		1,842	146.00																																																																																																																		
2014	2014-0005093	BENTLEY, ILA &	201	23,000		1,760	141.00																																																																																																																		
2013	2013-0005093	BENTLEY, ILA &	201	32,678		3,028	241.00																																																																																																																		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:01:57  
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	3526		
Non-Ag Acres			
Topography			
Street Access	BLACKTOP		
Utilities	ALL UTILITIES		
Amenities			
Method	Square-Foot		
Base Lot Value	11,752.00 x .30 =	3,526	
Factor Value			
Adjustments			
Lot Value	3,526		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1948 / 65

### 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	43,749		
Lot Value	3,526		
Indicated Value	47,275	36.70	Per SqFt
Agland Value			
Site Improvements	2,886		
Total Value	50,161	38.94	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.10	Total Misc Impr	+ 3,904
Roofing Adj	+ 4.11	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 128,673
Heat/Cool Adj	+ 1.73	Depreciation ( 66%)	- 84,924
Plumbing Adj	+ 4.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,749
Adj Base Cost	= 96.87	Lot Value	+ 3,526
Total Area	x 1,288	Indicated Value	= 47,275
Adjusted Cost	= 124,769	Value Per SqFt	36.70

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	2786	12x8		96	40.67		3,904



Harper

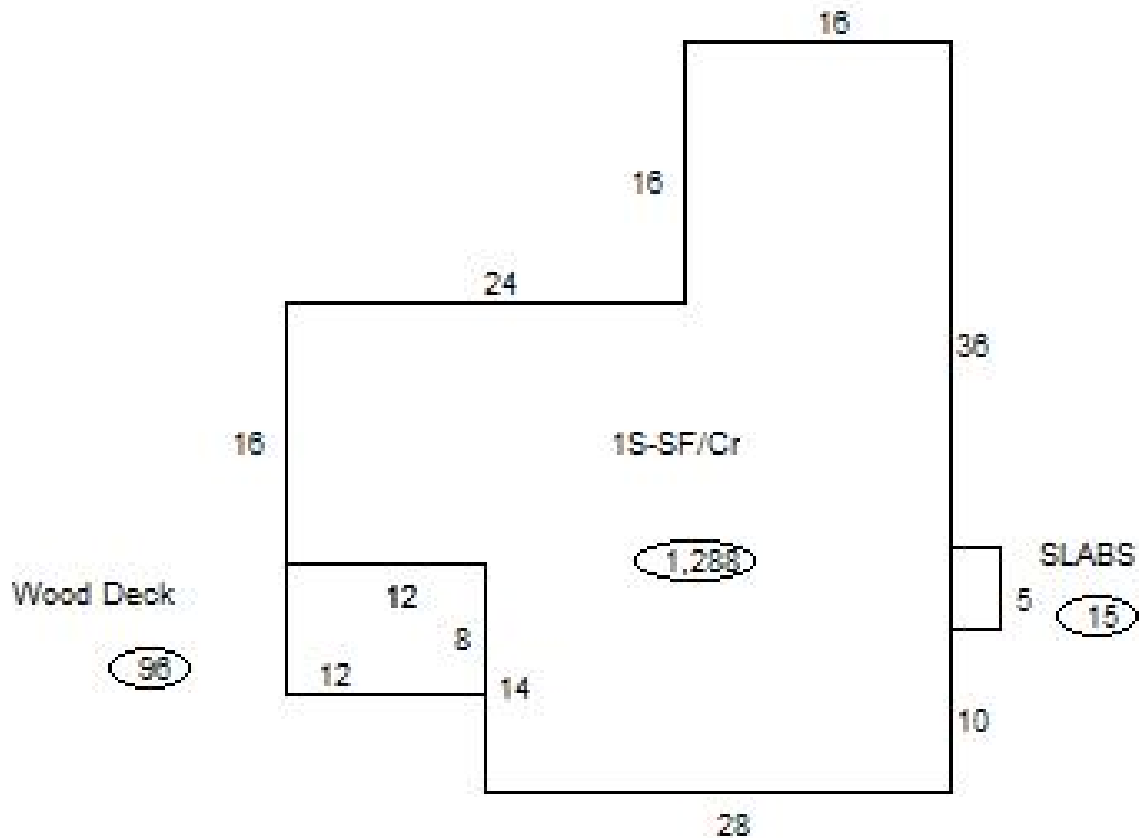
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:01:57  
 Page 3

Sketch Image

300005093



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,288	1.000	1,288
2	M	WODC		20	Wood Deck	96	1.000	96
3	O	PATO		20	SLABS	15	1.000	15
<b>Total Building Area</b>						1,288		1,288



# Harper




## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:01:57  
Page 4

300005093

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	10x14x8		Formed Metal	140
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.23 x 140)		3,112		3,112	1,151
	PATO	Slab Class / Driveway	3x5x0			15
	Qual	3	Cond 3	Year 1948	Eff Age 78	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.78 x 15)		147		147	118
	GRDT	Garage - Detached	12x8x10		Composition Roll	96
	Qual	3	Cond 3	Year 1948	Eff Age 78	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (46.69 x 96)		4,482		4,482	3,586