



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:03:21
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Assessment Data					Primary Image																								
Account	300005197																												
Parcel ID	1070-00-140-001-0-002-00																												
Cadastral ID	1070-140-001-00-0-002-00																												
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					LOT 2/23/2024																								
Situs	01233 NS 191 RD																												
Subdivision	MILLER'S ADDN																												
Lot/Block	0001 / 0140	Parcel Size	1 - Lots																										
Sec/Twn/Rng	/ / /																												
Neighborhood	100100 - BUFFALO ORIG\MILLERS																												
School District	4-BUFFAL - 4-BUFFALO																												
Legal Description					Building Permits																								
MILLERS ADD. BLOCK 140 PT OF LOT 1; INCLUDES ABANDONED RR & VACATED STREETS					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																									
Lat/Long: 36.91621575 -99.87719926																													
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	3,810	652	12%	78	Assessed	78	6.14																				
Year Frozen		Improvements	0	0	0	Penalty	0																						
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00																					
TIF Project ID	0	Total Value	3,810	652	78	Total Taxable	78	6.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300005197	BERENDS, VERLYN JOE			201	3,810	0	75	6.00																				
2024	2024-300005197	BERENDS, VERLYN JOE			201	3,810	0	71	6.00																				
2023	2023-300005197	BERENDS, VERLYN JOE			201	3,810	0	68	6.00																				
2022	2022-300005197	BERENDS, VERLYN JOE			201	3,810	0	65	5.00																				
2021	2021-300005197	BERENDS, VERLYN JOE			201	3,810	0	62	5.00																				
2020	2020-300005197	BERENDS, VERLYN JOE			201	3,810	0	59	5.00																				
2019	2019-0005197	BERENDS, VERLYN JOE			201	3,810		56	5.00																				
2018	2018-0005197	BERENDS, VERLYN JOE			201	3,810		53	4.00																				
2017	2017-0005197	BERENDS, VERLYN JOE			201	3,810		51	4.00																				
2016	2016-0005197	BERENDS, VERLYN JOE			201	3,810		48	4.00																				
2015	2015-0005197	BERENDS, VERLYN JOE			201	3,810		46	4.00																				
2014	2014-0005197	BERENDS, VERLYN JOE			201	3,810		44	4.00																				
2013	2013-0005197	BERENDS, VERLYN JOE			201	5,714		42	3.00																				



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 3810</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 4,762.00 x .80 = 3,810</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,810</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 3,810</p> <p>Cost Approach Value 3,810</p>	<p>Image Information</p> <p>Image ID 28443</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description LOT</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 3,810</p> <p>Total Appraised Value 3,810</p>	