



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:03:22
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Assessment Data					Primary Image																																		
Account 300005198 Parcel ID 1070-00-141-001-0-001-00 Cadastral ID 1070-141-001-00-0-001-00 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 Situs NS 191 RD Subdivision MILLER'S ADDN Lot/Block 0001 / 0141 Parcel Size 7 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-141-001-0-001-00 02/22/24</p>																																		
LOT 2/23/2024																																							
Legal Description					Building Permits																																		
Lat/Long: 36.92452265 -99.87966088 MILLER'S ADD. BLOCK 141 LOTS ALL 1-2-3; PT OF 4- 5-6-7; 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> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
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Exemptions					Sale History																																		
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Parcel Valuation																																							
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																														
Remove Cap		Land Value	19,097	3,299	12%	396	Assessed	396	31.18																														
Year Frozen		Improvements	0	0		0	Penalty	0																															
Uncapped Value		Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID		Total Value	19,097	3,299		396	Total Taxable	396	31.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-300005198	BERENDS, VERLYN JOE			201	19,097	0	377	30.00																														
2024	2024-300005198	BERENDS, VERLYN JOE			201	19,097	0	359	29.00																														
2023	2023-300005198	BERENDS, VERLYN JOE			201	19,097	0	342	28.00																														
2022	2022-300005198	BERENDS, VERLYN JOE			201	19,097	0	326	27.00																														
2021	2021-300005198	BERENDS, VERLYN JOE			201	19,097	0	310	26.00																														
2020	2020-300005198	BERENDS, VERLYN JOE			201	19,097	0	296	24.00																														
2019	2019-0005198	BERENDS, VERLYN JOE			201	19,097		282	23.00																														
2018	2018-0005198	BERENDS, VERLYN JOE			201	19,097		268	22.00																														
2017	2017-0005198	BERENDS, VERLYN JOE			201	19,097		256	21.00																														
2016	2016-0005198	BERENDS, VERLYN JOE			201	19,097		243	21.00																														
2015	2015-0005198	BERENDS, VERLYN JOE			201	19,097		232	18.00																														
2014	2014-0005198	BERENDS, VERLYN JOE			201	19,097		221	18.00																														
2013	2013-0005198	BERENDS, VERLYN JOE			201	28,645		210	17.00																														



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 19097</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 23,871.00 x .80 = 19,097</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 19,097</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 19,097</p> <p>Cost Approach Value 19,097</p>	<p>Image ID 28444</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 19,097</p> <p>Total Appraised Value 19,097</p>	