



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:06:08
Page 1

Assessment Data					Primary Image									
Account	300005388				<p>1070-00-185-009-0-001-00 02/22/24</p>									
Parcel ID	1070-00-185-009-0-001-00													
Cadastral ID	1070-185-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14703													
SHEPHARD, EVELYN														
PO BOX 244 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00317 NE FIFTH ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0009 / 0185	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 3/4/2024														
Legal Description Lat/Long: 36.83718570 -99.62820397														
MILLERS ADD BLOCK 185 LOTS 9-11-13-15														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	741/21	JOYCE HUGHES MONTGOMERY,E	10/18/2018	80,000	Q					
					469/287	EUGENE R. WILSON, ETUX	12/10/1991	30,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,525	3,383	12%	406	Assessed	8,083	636.46					
Year Frozen		Improvements	80,030	63,976		7,677	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	83,555	67,359		8,083	Total Taxable	7,083	558.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005388	SHEPHARD, EVELYN	201	83,555	1000	6,848	539.00							
2024	2024-300005388	SHEPHARD, EVELYN	201	86,935	1000	6,620	539.00							
2023	2023-300005388	SHEPHARD, EVELYN	201	81,577	1000	6,397	529.00							
2022	2022-300005388	SHEPHARD, EVELYN	201	88,256	1000	6,182	509.00							
2021	2021-300005388	SHEPHARD, WILLIAM R. &	201	76,981	1000	4,639	383.00							
2020	2020-300005388	SHEPHARD, WILLIAM R. &	201	78,679	1000	4,475	368.00							
2019	2019-0005388	SHEPHARD, WILLIAM R. &	201	80,000		4,316	358.00							
2018	2018-0005388	MONTGOMERY, JOYCE HUGHES ETAL	201	51,312		4,063	337.00							
2017	2017-0005388	HUGHES, EVELYN KATHLEEN	201	51,312		3,915	325.00							
2016	2016-0005388	HUGHES, EVELYN KATHLEEN	201	51,312		3,771	321.00							
2015	2015-0005388	HUGHES, EVELYN KATHLEEN	201	51,492		3,632	288.00							
2014	2014-0005388	HUGHES, EVELYN KATHLEEN	201	51,492		3,498	280.00							
2013	2013-0005388	HUGHES, EVELYN KATHLEEN	201	58,328		3,367	268.00							



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Date 02/06/2026
 Time 07:06:09
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,349 / 1,349
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	KITCHEN/BA -
Year/Eff Age	1960 / 54

HOUSE	3/4/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	93.18	Total Misc Impr	+ 7,440
Roofing Adj	+ 4.07	Garage Cost	+ 11,971
Subfloor Adj	+ 0.00	Total RCN	= 174,924
Heat/Cool Adj	+ 10.77	Depreciation (58%)	- 101,456
Plumbing Adj	+ 7.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,468
Adj Base Cost	= 115.28	Lot Value	+ 3,525
Total Area	x 1,349	Indicated Value	= 76,993
Adjusted Cost	= 155,513	Value Per SqFt	57.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,468		
Lot Value	3,525		
Indicated Value	76,993	57.07	Per SqFt
Agland Value			
Site Improvements	4,844		
Total Value	81,837	60.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3315	13x6		78	40.17		3,133
PRCH	Slab Porch - Covered	7944	16x12		192	22.43		4,307



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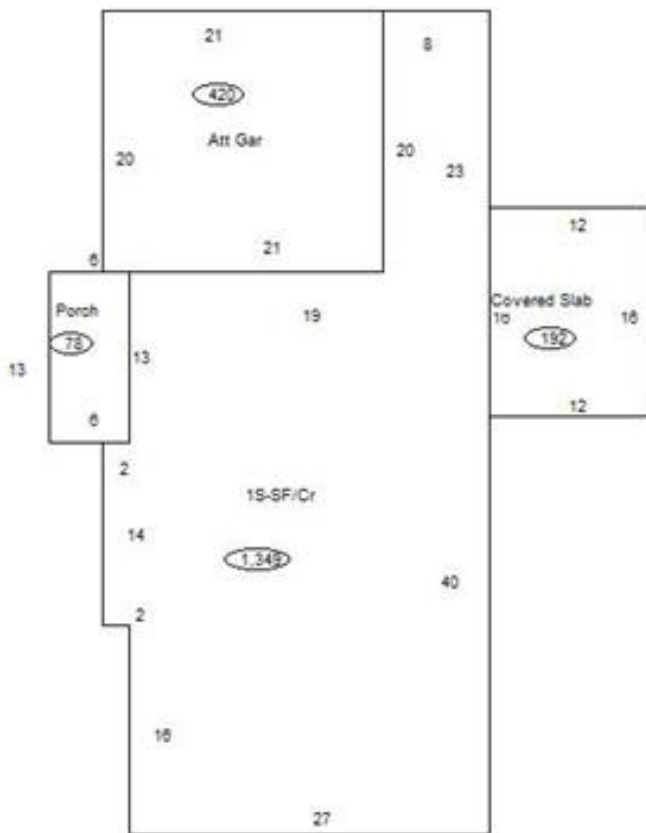
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Date 02/06/2026
 Time 07:06:09
 Page 3

Sketch Image

300005388



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Att Gar	420	1.000	420
2	M	RSPC		13	Porch	78	1.000	78
3	R	1	Crawl	13	1S-SF/Cr	1,349	1.000	1,349
4	M	PRCH		13	Covered Slab	192	1.000	192
Total Building Area						1,349		1,349



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Date 02/06/2026
 Time 07:06:09
 Page 4

300005388

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood BLUE	12x12x10	Base	Composition Shingle	192	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total		RCN	Depr (32% Phys/ 0% Func)	RCNLD
	Base Cost (20.96 x 192)		4,024		4,024	1,288	2,736
	PACN	Paving - Concrete	20x30x0	Concrete		600	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (4.14 x 600)		2,484		2,484	1,565	919
	SHDS	Yard Shed - Metal	8x10x8		Formed Metal	80	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (26.23 x 80)		2,098		2,098	1,469	629
	SHDS	Yard Shed - Wood WHITE	16x10x8	Base	Composition Shingle	80	
	Qual	3	Cond 3	Year 1998	Eff Age 28		
	Valuation Summary		Modifier Total		RCN	Depr (73% Phys/ 0% Func)	RCNLD
	Base Cost (25.91 x 80)		2,073		2,073	1,513	560