




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:10:05
Page 1

Assessment Data					Primary Image									
Account	300005632				 <p>MOBILE HOME 3/4/2024</p>									
Parcel ID	1070-00-262-002-0-001-00													
Cadastral ID	1070-262-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	12411													
WEDER, CAROL														
PO BOX 506 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00620 E BRULE ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0262	Parcel Size	6 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.87120549 -99.61236953														
MILLERS ADD BLOCK 262 LOTS 2-4-6-8-10-12 BOOK 751 PAGE 199 (TRANSFER ON DEATH DEED)														
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 colspan="5"> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
A	Add-Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	WEDER, CAROL													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,993	4,948	12%	594	Assessed	4,244 334.17						
Year Frozen	2024	Improvements	13,497	11,143		1,337	Penalty	0						
Uncapped Value	0	Mobile Home	23,347	19,274		2,313	Exemption	2,000 -157.00						
TIF Project ID	0	Total Value	42,837	35,365		4,244	Total Taxable	2,244 177.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005632	WEDER, CAROL	201	42,837	2000	2,244	177.00							
2024	2024-300005632	WEDER, CAROL	201	43,363	2000	2,244	183.00							
2023	2023-300005632	WEDER, CAROL	201	39,340	1000	3,120	258.00							
2022	2022-300005632	WEDER, CAROL	201	35,715	1000	3,000	247.00							
2021	2021-300005632	WEDER, CAROL	201	32,365	1000	2,883	238.00							
2020	2020-300005632	WEDER, CAROL	201	35,792	1000	3,261	268.00							
2019	2019-0005632	WEDER, CAROL	201	35,792		3,137	260.00							
2018	2018-0005632	WEDER, CAROL	201	35,792		3,016	250.00							
2017	2017-0005632	WEDER, CAROL	201	35,796		2,899	241.00							
2016	2016-0005632	WEDER, CAROL	201	34,532		2,786	237.00							
2015	2015-0005632	WEDER, CAROL	201	30,635		2,676	212.00							
2014	2014-0005632	WEDER, CAROL	201	30,635		2,676	214.00							
2013	2013-0005632	WEDER, CAROL	201	31,042		2,725	217.00							



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 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	170 x 117.5	
Lot Count		
Units Buildable	5993	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	19,975.00 x .30 = 5,993	
Factor Value		
Adjustments		
Lot Value	5,993	

Residential Data	
Type	6 Mobile Home 82 x 15
Condition	3.5 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,430 / 1,430
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 42



MOBILE HOME 3/4/2024

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	47.39	Total Misc Impr	+ 7,606
Roofing Adj	+ 2.26	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 91,361
Heat/Cool Adj	+ 2.58	Depreciation (75%)	- 68,521
Plumbing Adj	+ 6.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,840
Adj Base Cost	= 58.57	Lot Value	+ 5,993
Total Area	x 1,430	Indicated Value	= 28,833
Adjusted Cost	= 83,755	Value Per SqFt	20.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,840		
Lot Value	5,993		
Indicated Value	28,833	20.16	Per SqFt
Agland Value			
Site Improvements	13,240		
Total Value	42,073	29.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	11693	16x10	2005	160	35.57		5,691
WODO	Wood Deck - Open	11694	10x8	1980	80	23.94		1,915



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 Time 07:10:05
 Page 3

Sketch Image

300005632



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,430	1.000	1,430
2	M	EPSW		20	SWP	160	1.000	160
3	M	WODO		20	Deck	80	1.000	80
Total Building Area						1,430		1,430



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Time 07:10:05
Page 4

300005632

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood Gambrel Roof	20x10x6	Dirt	Formed Metal	200
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (16.64 x 200)	3,328		3,328	1,731	1,597
	SHDS	Yard Shed - Wood EAST	20x12x6	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (15.76 x 240)	3,782		3,782	2,307	1,475
	CPDT	Carport - Detached	22x35x8	Dirt	Galvanized Metal	770
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.75 x 770)	3,658		3,658	2,926	732
	GBST	Grain Bin 2-1000 BU	0x0x0			2,000
	Qual	3	Cond 3	Year 1994	Eff Age 32	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 2,000)	3,240		3,240	2,592	648
	GRDT	Garage - Detached	30x18x8	Concrete	Formed Metal	540
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (34.87 x 540)	18,830		18,830	12,240	6,590
	SHDS	Shed - Small	35x20x8	Dirt	Formed Metal	700
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (13.33 x 700)	9,331		9,331	7,465	1,866
	SHDS	Yard Shed - BY DETACHED GARAGE	10x8x6	Dirt	Galvanized Metal	80
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.72 x 80)	1,658		1,658	1,326	332