



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:10:56  
 Page 1

Assessment Data					Primary Image									
Account	300005687				<p>HOUSE 3/4/2024</p>									
Parcel ID	1080-00-003-003-0-001-00													
Cadastral ID	1080-003-003-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13340													
VLK PROPERTIES, LLC														
PO BOX 120 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00412 MAPLE DR													
Subdivision	NORTH SIDE ADDN													
Lot/Block	0003 / 0003	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84306445 -99.62832773														
NORTH SIDE ADD. BLOCK 3 LOTS 3; S 9' OF 2; N 33.4 FT. OF 4														
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										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
600/5	HARRIS, BRENDA	02/08/2005	21,000	Q										
/	VLK PROPERTIES, LLC													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,406	3,406	12%	409	Assessed	4,924	387.72					
Year Frozen		Improvements	37,626	37,626		4,515	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	41,032	41,032		4,924	Total Taxable	4,924	388.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005687	VLK PROPERTIES, LLC	201	41,032	0	4,924	388.00							
2024	2024-300005687	VLK PROPERTIES, LLC	201	44,411	0	4,801	391.00							
2023	2023-300005687	VLK PROPERTIES, LLC	201	41,565	0	4,572	378.00							
2022	2022-300005687	VLK PROPERTIES, LLC	201	36,286	0	4,355	358.00							
2021	2021-300005687	VLK PROPERTIES, LLC	201	36,715	0	4,288	354.00							
2020	2020-300005687	VLK PROPERTIES, LLC	201	34,031	0	4,084	336.00							
2019	2019-0005687	VLK PROPERTIES, LLC	201	32,982		3,910	324.00							
2018	2018-0005687	VLK PROPERTIES, LLC	201	32,982		3,723	309.00							
2017	2017-0005687	VLK PROPERTIES, LLC	201	32,982		3,546	295.00							
2016	2016-0005687	VLK PROPERTIES, LLC	201	31,447		3,378	287.00							
2015	2015-0005687	VLK PROPERTIES, LLC	201	32,354		3,216	255.00							
2014	2014-0005687	VLK PROPERTIES, LLC	201	32,354		3,062	245.00							
2013	2013-0005687	VLK PROPERTIES, LLC	201	27,609		2,917	232.00							



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Date 02/06/2026  
Time 07:10:56  
Page 2

Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3406	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,732.00 x .35 = 3,406	
Factor Value		
Adjustments		
Lot Value	3,406	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,280 / 1,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 78

HOUSE 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,139		
Lot Value	3,406		
Indicated Value	38,545	30.11	Per SqFt
Agland Value			
Site Improvements	1,206		
Total Value	39,751	31.06	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	92.99	Total Misc Impr	+ 1,965
Roofing Adj	+ 4.11	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 146,413
Heat/Cool Adj	+ 10.77	Depreciation ( 76%)	- 111,274
Plumbing Adj	+ 4.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,139
Adj Base Cost	= 112.85	Lot Value	+ 3,406
Total Area	x 1,280	Indicated Value	= 38,545
Adjusted Cost	= 144,448	Value Per SqFt	30.11

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	4179	20x4		80	22.73		1,818
PATO	Slab Porch - Open	4180	5x3		15	9.78		147



Harper

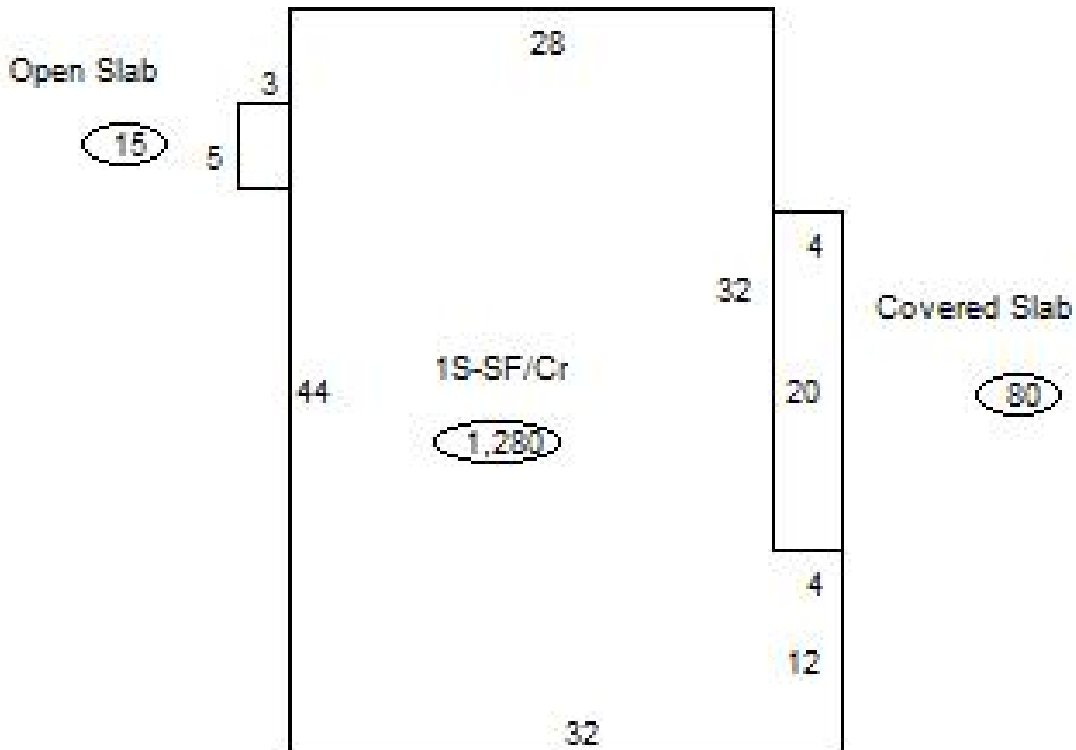
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Date 02/06/2026  
 Time 07:10:56  
 Page 3

Sketch Image

300005687



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	80	1.000	80
2	M	PATO		20	Open Slab	15	1.000	15
3	R	1	Crawl	20	1S-SF/Cr	1,280	1.000	1,280
<b>Total Building Area</b>						1,280		1,280



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 Time 07:10:56  
 Page 4

300005687

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	10x8x6	Dirt	Formed Metal	80	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.92 x 80)		1,754		1,754	1,228	526
	PACN	Paving - Concrete Slab Back Yard	12x9x0	Concrete		108	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.95 x 108)		751		751	601	150
	PACN	Paving - Concrete / DRIVEWAY	32x20x0	Paved-Asphalt		640	
	Qual	3	Cond 3	Year 1955	Eff Age 71		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.14 x 640)		2,650		2,650	2,120	530