



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:00
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Assessment Data					Primary Image														
Account 300005692 Parcel ID 1080-00-003-007-0-001-00 Cadastral ID 1080-003-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 13551 PEARSON, JOE S. & KATHERINE E. PEARSON P O BOX 187 BUFFALO OK 73834-0000 Parcel Location Situs 00411 N LOCUST ST Subdivision NORTH SIDE ADDN Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100200 - NORTHERN ADDS School District 4-BUFFAL - 4-BUFFALO					<p>1080-00-003-007-0-001-00 02/26/24</p>														
Legal Description Lat/Long: 36.84259533 -99.62841569										RV CARPORT 3/4/2024									
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" style="height: 100px;"> </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										
NORTH SIDE ADD. BLOCK 3 LOTS 7; S 28.5' OF 8					550/305	NORTON, ROBERT E., ETUX	10/16/1999	1,500	Q										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	3,181	3,181	12%	382	Assessed	1,083	85.28										
Year Frozen		Improvements	6,689	5,842		701	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	9,870	9,023		1,083	Total Taxable	1,083	85.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300005692	PEARSON, JOE S. &			201	9,870	0	1,032	81.00										
2024	2024-300005692	PEARSON, JOE S. &			201	8,674	0	982	80.00										
2023	2023-300005692	PEARSON, JOE S. &			201	7,796	0	936	77.00										
2022	2022-300005692	PEARSON, JOE S. &			201	7,541	0	896	74.00										
2021	2021-300005692	PEARSON, JOE S. &			201	7,760	0	853	70.00										
2020	2020-300005692	PEARSON, JOE S. &			201	6,772	0	813	67.00										
2019	2019-0005692	PEARSON, JOE S. &			201	6,881		826	68.00										
2018	2018-0005692	PEARSON, JOE S. &			201	7,008		841	70.00										
2017	2017-0005692	PEARSON, JOE S. &			201	7,086		846	70.00										
2016	2016-0005692	PEARSON, JOE S. &			201	6,710		805	68.00										
2015	2015-0005692	PEARSON, JOE S. &			201	6,818		818	65.00										
2014	2014-0005692	PEARSON, JOE S. &			201	6,897		828	66.00										
2013	2013-0005692	PEARSON, JOE S. &			201	6,975		837	67.00										



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Lot Data		Square-Foot - BUFFALO NORTHERN ADD	
Lot Size	95.16	x	95.5
Lot Count			
Units Buildable	3181		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	9,087.78 x .35 = 3,181		
Factor Value			
Adjustments			
Lot Value	3,181		



1080-00-003-007-0-001-00 02/26/24

RV CARPORT 3/4/2024

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 3,181
Total Area	x	Indicated Value	= 3,181
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	3,181		
Indicated Value	3,181	0.00	Per SqFt
Agland Value			
Site Improvements	6,120		
Total Value	9,301	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt Drive 65+30 Length	95x8x0	Paved-Asphalt		760
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.47 x 760)	3,397		3,397	2,718	679
	SHDS	Shed - Small	20x20x8	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (14.04 x 400)	5,616		5,616	3,931	1,685
	CPRV	Carport - RV	42x24x14	Paved-Asphalt	Formed Metal	1,008
	Qual	4	Cond 4	Year 2000	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (12.85 x 1,008)	12,953		12,953	9,197	3,756