



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:11:28  
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Assessment Data					Primary Image									
Account	300005721													
Parcel ID	1091-00-002-001-0-001-00													
Cadastral ID	1091-002-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14916													
JACKSON, CLYDE H. ETUX														
BOX 52														
BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	00122 WALNUT DR													
Subdivision	NORTHERN HILLS 2ND ADDN.													
Lot/Block	0001 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.84089866 -99.62726620														
NORTHERN HILLS 2ND BLOCK 2 LOTS 1 & E 40' OF LOT 2														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	JACKSON, CLYDE H. ETUX													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	6,073	6,073	12%	729	Assessed	10,862	855.27					
Year Frozen		Improvements	84,436	84,436		10,133	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00					
TIF Project ID	0	Total Value	90,509	90,509		10,862	Total Taxable	9,862	777.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005721	JACKSON, CLYDE H. ETUX	201	90,509	1000	9,862	777.00							
2024	2024-300005721	JACKSON, CLYDE H. ETUX	201	97,692	1000	10,109	823.00							
2023	2023-300005721	JACKSON, CLYDE H. ETUX	201	89,878	1000	9,786	809.00							
2022	2022-300005721	JACKSON, CLYDE H. ETUX	201	89,114	1000	9,694	797.00							
2021	2021-300005721	JACKSON, CLYDE H. ETUX	201	89,232	1000	9,708	801.00							
2020	2020-300005721	JACKSON, CLYDE H. ETUX	201	88,819	1000	9,509	782.00							
2019	2019-0005721	JACKSON, CLYDE H. ETUX	201	87,913		9,203	763.00							
2018	2018-0005721	JACKSON, CLYDE H. ETUX	201	87,913		8,905	738.00							
2017	2017-0005721	JACKSON, CLYDE H. ETUX	201	89,847		8,617	716.00							
2016	2016-0005721	JACKSON, CLYDE H. ETUX	201	87,964		8,337	709.00							
2015	2015-0005721	JACKSON, CLYDE H. ETUX	201	92,191		8,065	640.00							
2014	2014-0005721	JACKSON, CLYDE H. ETUX	201	92,313		7,801	625.00							
2013	2013-0005721	JACKSON, CLYDE H. ETUX	201	86,805		7,545	601.00							



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	6073	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,350.00 x .35 = 6,073	
Factor Value		
Adjustments		
Lot Value	6,073	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,519 / 1,519
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	713 Total, 713 Partition
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56

HOUSE / GARAGE / DRIVEWAY	3/4/2024
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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	84.71	Total Misc Impr	+ 6,516
Roofing Adj	+ 4.00	Garage Cost	+ 13,025
Subfloor Adj	+ 0.94	Total RCN	= 204,889
Heat/Cool Adj	+ 9.78	Depreciation ( 62%)	- 127,031
Plumbing Adj	+ 5.86	Lump Sums	+ 0
Basement Adj	+ 16.74	RCNLD	= 77,858
Adj Base Cost	= 122.02	Lot Value	+ 6,073
Total Area	x 1,519	Indicated Value	= 83,931
Adjusted Cost	= 185,348	Value Per SqFt	55.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,858		
Lot Value	6,073		
Indicated Value	83,931	55.25	Per SqFt
Agland Value			
Site Improvements	6,166		
Total Value	90,097	59.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1 1970	1	4,340.86		4,341
RSPC	Raised Slab Porch - Covered	4276	10x6	1970	60	36.25		2,175



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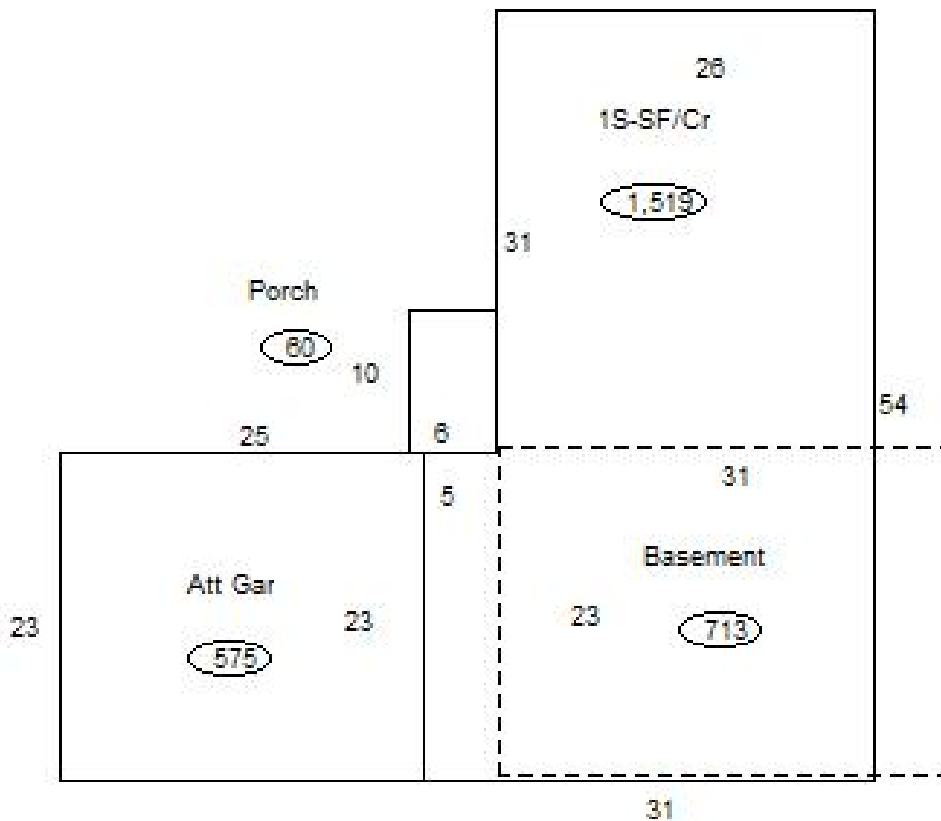
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	60	1.000	60
2	G	1		20	Att Gar	575	1.000	575
3	B			20	Basement	713	1.000	713
4	R	1	Crawl	20	1S-SF/Cr	1,519	1.000	1,519
<b>Total Building Area</b>						1,519		1,519



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	22x16x8	Base	Composition Shingle	352	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (17.19 x 352)		6,051		6,051	3,147	2,904
	PACN	Paving - Concrete Walk/Stairs	25x4x0	Concrete		100	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.07 x 100)		707		707	566	141
	SHDS	Yard Shed - Wood	12x8x6	Dirt	Composition Shingle	96	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (20.27 x 96)		1,946		1,946	1,012	934
	PATO	Patio	20x20x0	Base		400	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.33 x 400)		2,932		2,932	1,730	1,202
	PACN	Paving - Concrete Drive	76x16x0	Concrete		1,216	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.05 x 1,216)		4,925		4,925	3,940	985