



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
Account	300005723																		
Parcel ID	1091-00-002-004-0-001-00																		
Cadastral ID	1091-002-004-00-0-001-00																		
Property Type	REAL - Real Property																		
Property Class	UR	VI Area	2																
Tax Area	201 - 4T-BUFFALO-C																		
Name ID	14917																		
BADE, RUSSELL JAMES & HOLLI GAYLE BADE																			
P O BOX 654 BUFFALO OK 73834-0000																			
Parcel Location																			
Situs	00114 WALNUT DR																		
Subdivision	NORTHERN HILLS 2ND ADDN.																		
Lot/Block	0004 / 0002	Parcel Size	1.5 - Lots																
Sec/Twn/Rng	/ / /																		
Neighborhood	100200 - NORTHERN ADDS																		
School District	4-BUFFAL - 4-BUFFALO																		
Legal Description Lat/Long: 36.83897443 -99.63002055																			
NORTHERN HILLS 2ND BLOCK 2 LOTS 4; E 25' OF 5; N2 6 BOOK 610 PAGE 478																			
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										
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Exemptions																			
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Sale History																			
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Bk/Pg	Grantor	Date	Price	Code															
735/625	BUSS, JEFF AND	04/25/2018	95,000	21															
610/478	BUSS, JEFF, ETUX	02/15/2006	77,500	07															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	6,687	6,687	12%	802	Assessed	11,723	923.07										
Year Frozen		Improvements	91,012	91,012		10,921	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	97,699	97,699		11,723	Total Taxable	11,723	923.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300005723	BADE, RUSSELL JAMES &	201	97,699	0	11,723	923.00												
2024	2024-300005723	BADE, RUSSELL JAMES &	201	105,186	0	11,639	948.00												
2023	2023-300005723	BADE, RUSSELL JAMES &	201	97,752	0	11,085	917.00												
2022	2022-300005723	BADE, RUSSELL JAMES &	201	87,977	0	10,557	868.00												
2021	2021-300005723	BADE, RUSSELL JAMES &	201	87,905	0	10,548	871.00												
2020	2020-300005723	BADE, RUSSELL JAMES &	201	87,753	0	10,530	867.00												
2019	2019-0005723	BADE, RUSSELL JAMES &	201	95,000		10,259	850.00												
2018	2018-0005723	BADE, RUSSELL JAMES &	201	81,421		8,770	727.00												
2017	2017-0005723	BUSS, JEFF AND	201	81,423		8,770	729.00												
2016	2016-0005723	BUSS, JEFF AND	201	79,520		8,542	727.00												
2015	2015-0005723	BUSS, JEFF AND	201	80,122		8,615	684.00												
2014	2014-0005723	BUSS, JEFF AND	201	80,122		8,615	690.00												
2013	2013-0005723	BUSS, JEFF AND	201	90,819		9,899	788.00												



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	6687	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	19,105.00 x .35 = 6,687	
Factor Value		
Adjustments		
Lot Value	6,687	

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	1,916 / 1,916
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	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56

HOUSE / GARAGE / DRIVEWAY 3/4/2024

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	87.83	Total Misc Impr	+ 469
Roofing Adj	+ 3.83	Garage Cost	+ 13,699
Subfloor Adj	+ 0.00	Total RCN	= 220,234
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 129,938
Plumbing Adj	+ 5.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,296
Adj Base Cost	= 107.55	Lot Value	+ 6,687
Total Area	x 1,916	Indicated Value	= 96,983
Adjusted Cost	= 206,066	Value Per SqFt	50.62

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	90,296	
Lot Value	6,687	
Indicated Value	96,983	50.62 Per SqFt
Agland Value		
Site Improvements	1,270	
Total Value	98,253	51.28 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	4285	12x4	1970	48	9.78		469



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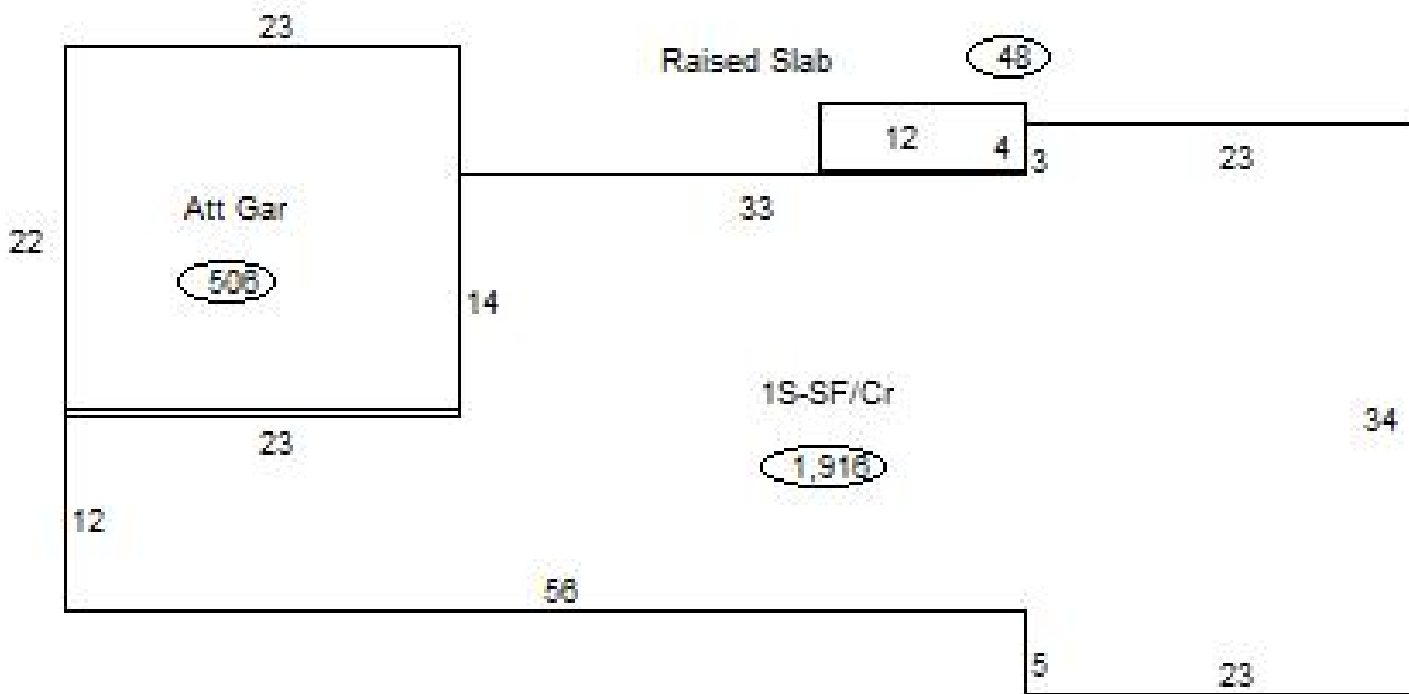
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	506	1.000	506
2	R	1	Crawl	20	1S-SF/Cr	1,916	1.000	1,916
3	M	PATO		20	Raised Slab	48	1.000	48
Total Building Area						1,916		1,916



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	8x10x6	Dirt		80
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.92 x 80)	1,754		1,754	1,403	351
	PACN	Pavement Back Entry	40x3x0	Concrete		120
	Qual 3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.78 x 120)	814		814	651	163
	PACN	Paving - Concrete Drive	36x20x0	Concrete		720
	Qual 3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.12 x 720)	2,966	0	2,966	2,373	593
	PACN	Paving - Concrete Walk	40x3x0	Concrete		120
	Qual 3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.78 x 120)	814		814	651	163