



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:41
 Page 1

Assessment Data	Primary Image
Account 300005734 Parcel ID 1100-00-001-008-0-001-00 Cadastral ID 1100-001-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14927 CALHOUN, NANCY PO BOX 734 BUFFALO OK 73834-0000 Parcel Location Situs SW SECOND ST Subdivision RANCH ACRES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO	
	1 4/6/2022

Legal Description	Lat/Long: 36.83304347 -99.63645013	Building Permits										
RANCH ACRES TRACT NE PART OF TRACT 8-150' X 150 1/2 .52 ACRES BOOK 516 PAGE 675		<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					
Number	Description	Opened	Closed	Amount								

Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value 7,901	7,901	12%	948	Assessed	1,456	114.65	
Year Frozen		Improvements 5,314	4,233		508	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 13,215	12,134		1,456	Total Taxable	1,456	115.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005734	CALHOUN, NANCY	201	13,215	0	1,387	109.00	
2024	2024-300005734	CALHOUN, NANCY	201	13,108	0	1,321	108.00	
2023	2023-300005734	CALHOUN, NANCY	201	12,551	0	1,258	104.00	
2022	2022-300005734	CALHOUN, NANCY	201	11,492	0	1,198	99.00	
2021	2021-300005734	CALHOUN, NANCY	201	11,492	0	1,142	94.00	
2020	2020-300005734	CALHOUN, NANCY	201	11,492	0	1,087	89.00	
2019	2019-0005734	CALHOUN, NANCY	201	11,492		1,035	86.00	
2018	2018-0005734	CALHOUN, NANCY	201	11,492		986	82.00	
2017	2017-0005734	CALHOUN, NANCY	201	11,492		939	78.00	
2016	2016-0005734	CALHOUN, NANCY	201	8,548		659	56.00	
2015	2015-0005734	CALHOUN, NANCY	201	8,548		628	50.00	
2014	2014-0005734	CALHOUN, NANCY	201	8,548		597	48.00	
2013	2013-0005734	CALHOUN, NANCY	201	5,162		569	45.00	



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 Time 07:11:41
 Page 2

Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	150 x 150.5	
Lot Count		
Units Buildable	7901	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	22,575.00 x .35 = 7,901	
Factor Value		
Adjustments		
Lot Value	7,901	

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	/



1 4/6/2022

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	+ 7,901
Total Area	x	Indicated Value	= 7,901
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	7,901		
Indicated Value	7,901	0.00	Per SqFt
Agland Value			
Site Improvements	5,002		
Total Value	12,903	0.00	Total Value Per SqFt

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



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 Time 07:11:41
 Page 3

300005734

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood south	14x12x8	Base	Composition Shingle	168
	Qual	3	Cond	3	Year	2000
					Eff Age	26
						0
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (20.73 x 168)	3,483		3,483	2,438
						1,045
	SHDS	Loafing Shed-enclosed west side	46x16x8	Base	Formed Metal	736
	Qual	4	Cond	4	Year	1990
					Eff Age	29
			Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)
		Base Cost (20.16 x 736)	14,838		14,838	11,129
						3,709
	LNTD	Lean To - Attached to loafing shed	11x11x0		Formed Metal	121
	Qual	4	Cond	4	Year	1990
					Eff Age	29
			Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)
		Base Cost (10.26 x 121)	1,241		1,241	993
						248