



# 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	300005736													
Parcel ID	1100-00-001-008-0-003-00													
Cadastral ID	1100-001-008-00-0-003-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14928													
TURNER, MARIE A LIVING TRUST														
PO BOX 475 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00611 SW FOURTH ST													
Subdivision	RANCH ACRES													
Lot/Block	0008 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100300 - RANCHLENARDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.81518261 -99.60685884														
RANCH ACRES PART OF TRACT 8 .92+ ACRES MARIE A. TURNER TRUSTEE														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	7,901	7,901	12%	948	Assessed	8,686 683.94						
Year Frozen		Improvements	111,377	64,484		7,738	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	119,278	72,385		8,686	Total Taxable	7,686 605.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005736	TURNER, MARIE A LIVING TRUST	201	119,278	1000	7,433	585.00							
2024	2024-300005736	TURNER, MARIE A LIVING TRUST	201	122,868	1000	7,188	585.00							
2023	2023-300005736	TURNER, MARIE A LIVING TRUST	201	108,900	1000	6,949	575.00							
2022	2022-300005736	TURNER, MARIE A (TRUST)	201	64,315	1000	6,718	553.00							
2021	2021-300005736	TURNER, MARIE A (TRUST)	201	64,315	1000	6,718	555.00							
2020	2020-300005736	TURNER, MARIE A (TRUST)	201	64,315	1000	6,718	553.00							
2019	2019-0005736	TURNER, MARIE A (TRUST)	201	64,804		6,777	562.00							
2018	2018-0005736	TURNER, MARIE A (TRUST)	201	66,073		6,929	575.00							
2017	2017-0005736	TURNER, MARIE A (TRUST)	201	67,342		7,081	589.00							
2016	2016-0005736	TURNER, MARIE A (TRUST)	201	71,910		7,629	649.00							
2015	2015-0005736	TURNER, MARIE A (TRUST)	201	70,874		7,505	596.00							
2014	2014-0005736	TURNER, MARIE A (TRUST)	201	72,196		7,489	600.00							
2013	2013-0005736	TURNER, MARIE A (TRUST)	201	71,454		7,241	577.00							



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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	150 x 150.5	<p>1100-00-001-008-0-003-00 5736 04/05/2022</p>
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	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,633 / 1,633
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	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 54



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	85.42	Total Misc Impr	+ 802
Roofing Adj	+ 3.89	Garage Cost	+ 12,751
Subfloor Adj	+ 0.00	Total RCN	= 186,782
Heat/Cool Adj	+ 10.77	Depreciation ( 58%)	- 108,333
Plumbing Adj	+ 6.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 78,449
Adj Base Cost	= 106.08	Lot Value	+ 7,901
Total Area	x 1,633	Indicated Value	= 86,350
Adjusted Cost	= 173,229	Value Per SqFt	52.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,449		
Lot Value	7,901		
Indicated Value	86,350	52.88	Per SqFt
Agland Value			
Site Improvements	31,752		
Total Value	118,102	72.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	4330	14x5		70	9.78		685
PATO	Slab Porch - Open	8360	4x3		12	9.78		117



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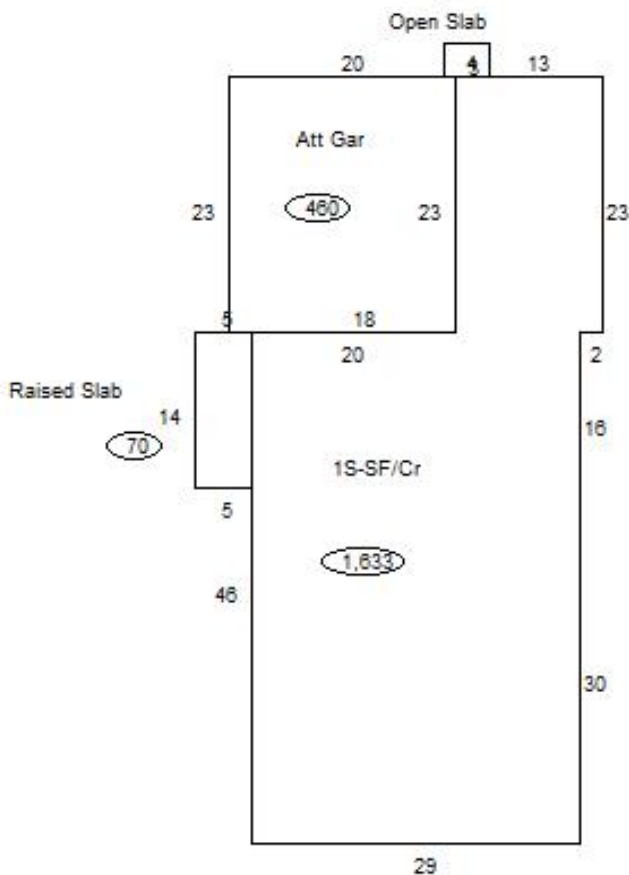
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Sketch Image

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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	460	1.000	460
2	M	PATO		20	Raised Slab	70	1.000	70
3	R	1	Crawl	20	1S-SF/Cr	1,633	1.000	1,633
4	M	PATO		20	Open Slab	12	1.000	12
<b>Total Building Area</b>						1,633		1,633



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (19.46 x 320)	6,227		6,227	2,491	3,736
	PACN	Paving - Concrete Shed Driveways #3	95x10x0			950	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.09 x 950)	3,886		3,886	3,109	777
	PACN	Paving - Concrete Walk/Shed Sides	130x3x0			390	
	Qual	3	Cond 3	Year 2004	Eff Age 22		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.17 x 390)	1,626		1,626	1,301	325
	PACN	Paving - Concrete Patio BackYard	52x14x0			728	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.12 x 728)	2,999		2,999	2,399	600
	UTIL	Utility Building- metal	60x30x12	Base	Formed Metal	1,800	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (25.53 x 1,800)	45,954		45,954	20,220	25,734
	PACN	Paving - Concrete Driveway	25x24x0			600	
	Qual	3	Cond 3	Year 1972	Eff Age 54		
	<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 600)	2,484		2,484	1,987	497
	PACN	Paving - Concrete Walkway	18x3x0			54	
	Qual	3	Cond 3	Year 1972	Eff Age 54		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.73 x 54)	417		417	334	83