



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005745 Parcel ID 1100-00-001-013-0-001-00 Cadastral ID 1100-001-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14014 ADAMS, DON E. REV. TRUST (1/2) AND JOAN S. ADAMS REV. TRUST (1/2) P O BOX 424 BUFFALO OK 73834- Parcel Location Situs 00503 LUCIA DR Subdivision RANCH ACRES Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.94733681 -99.45152627																																																																																																																									
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					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>21,000</td> <td>21,000</td> <td>12%</td> <td>2,520</td> <td>Assessed</td> <td>14,948</td> <td>1,177.01</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>161,196</td> <td>103,567</td> <td>12,428</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-79.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>182,196</td> <td>124,567</td> <td>14,948</td> <td>Total Taxable</td> <td>13,948</td> <td>1,098.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		21,000	21,000	12%	2,520	Assessed	14,948	1,177.01	Year Frozen		Improvements	161,196	103,567	12,428	Penalty	0		Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-79.00	TIF Project ID	0	Total Value	182,196	124,567	14,948	Total Taxable	13,948	1,098.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		21,000	21,000	12%	2,520	Assessed	14,948	1,177.01																																																																																																																	
Year Frozen		Improvements	161,196	103,567	12,428	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-79.00																																																																																																																	
TIF Project ID	0	Total Value	182,196	124,567	14,948	Total Taxable	13,948	1,098.00																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300005745</td> <td>ADAMS, DON E. REV. TRUST (1/2) AND</td> <td>201</td> <td>182,196</td> <td>1000</td> <td>13,513</td> <td>1,064.00</td> </tr> <tr> <td>2024</td> <td>2024-300005745</td> <td>ADAMS, DON E. REV. TRUST (1/2) AND</td> <td>201</td> <td>194,769</td> <td>1000</td> <td>13,090</td> <td>1,066.00</td> </tr> <tr> <td>2023</td> <td>2023-300005745</td> <td>ADAMS, DON E. REV. TRUST (1/2) AND</td> <td>201</td> <td>183,409</td> <td>1000</td> <td>12,680</td> <td>1,049.00</td> </tr> <tr> <td>2022</td> <td>2022-300005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>110,678</td> <td>1000</td> <td>12,281</td> <td>1,010.00</td> </tr> <tr> <td>2021</td> <td>2021-300005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>110,678</td> <td>1000</td> <td>12,281</td> <td>1,014.00</td> </tr> <tr> <td>2020</td> <td>2020-300005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>110,678</td> <td>1000</td> <td>12,281</td> <td>1,011.00</td> </tr> <tr> <td>2019</td> <td>2019-0005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>119,348</td> <td> </td> <td>12,218</td> <td>1,013.00</td> </tr> <tr> <td>2018</td> <td>2018-0005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>121,539</td> <td> </td> <td>11,832</td> <td>981.00</td> </tr> <tr> <td>2017</td> <td>2017-0005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>123,709</td> <td> </td> <td>11,459</td> <td>953.00</td> </tr> <tr> <td>2016</td> <td>2016-0005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>134,691</td> <td> </td> <td>11,096</td> <td>944.00</td> </tr> <tr> <td>2015</td> <td>2015-0005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>134,577</td> <td> </td> <td>10,744</td> <td>853.00</td> </tr> <tr> <td>2014</td> <td>2014-0005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>136,812</td> <td> </td> <td>10,402</td> <td>834.00</td> </tr> <tr> <td>2013</td> <td>2013-0005745</td> <td>ADAMS, DON E. (TRUST) &</td> <td>201</td> <td>132,259</td> <td> </td> <td>10,070</td> <td>802.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005745	ADAMS, DON E. REV. TRUST (1/2) AND	201	182,196	1000	13,513	1,064.00	2024	2024-300005745	ADAMS, DON E. REV. TRUST (1/2) AND	201	194,769	1000	13,090	1,066.00	2023	2023-300005745	ADAMS, DON E. REV. TRUST (1/2) AND	201	183,409	1000	12,680	1,049.00	2022	2022-300005745	ADAMS, DON E. (TRUST) &	201	110,678	1000	12,281	1,010.00	2021	2021-300005745	ADAMS, DON E. (TRUST) &	201	110,678	1000	12,281	1,014.00	2020	2020-300005745	ADAMS, DON E. (TRUST) &	201	110,678	1000	12,281	1,011.00	2019	2019-0005745	ADAMS, DON E. (TRUST) &	201	119,348		12,218	1,013.00	2018	2018-0005745	ADAMS, DON E. (TRUST) &	201	121,539		11,832	981.00	2017	2017-0005745	ADAMS, DON E. (TRUST) &	201	123,709		11,459	953.00	2016	2016-0005745	ADAMS, DON E. (TRUST) &	201	134,691		11,096	944.00	2015	2015-0005745	ADAMS, DON E. (TRUST) &	201	134,577		10,744	853.00	2014	2014-0005745	ADAMS, DON E. (TRUST) &	201	136,812		10,402	834.00	2013	2013-0005745	ADAMS, DON E. (TRUST) &	201	132,259		10,070	802.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005745	ADAMS, DON E. REV. TRUST (1/2) AND	201	182,196	1000	13,513	1,064.00																																																																																																																		
2024	2024-300005745	ADAMS, DON E. REV. TRUST (1/2) AND	201	194,769	1000	13,090	1,066.00																																																																																																																		
2023	2023-300005745	ADAMS, DON E. REV. TRUST (1/2) AND	201	183,409	1000	12,680	1,049.00																																																																																																																		
2022	2022-300005745	ADAMS, DON E. (TRUST) &	201	110,678	1000	12,281	1,010.00																																																																																																																		
2021	2021-300005745	ADAMS, DON E. (TRUST) &	201	110,678	1000	12,281	1,014.00																																																																																																																		
2020	2020-300005745	ADAMS, DON E. (TRUST) &	201	110,678	1000	12,281	1,011.00																																																																																																																		
2019	2019-0005745	ADAMS, DON E. (TRUST) &	201	119,348		12,218	1,013.00																																																																																																																		
2018	2018-0005745	ADAMS, DON E. (TRUST) &	201	121,539		11,832	981.00																																																																																																																		
2017	2017-0005745	ADAMS, DON E. (TRUST) &	201	123,709		11,459	953.00																																																																																																																		
2016	2016-0005745	ADAMS, DON E. (TRUST) &	201	134,691		11,096	944.00																																																																																																																		
2015	2015-0005745	ADAMS, DON E. (TRUST) &	201	134,577		10,744	853.00																																																																																																																		
2014	2014-0005745	ADAMS, DON E. (TRUST) &	201	136,812		10,402	834.00																																																																																																																		
2013	2013-0005745	ADAMS, DON E. (TRUST) &	201	132,259		10,070	802.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:51
 Page 2

Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	200 x 300	<p>1100-00-001-013-0-001-00 5745 04/05/2022</p>
Lot Count		
Units Buildable	21000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	60,000.00 x .35 = 21,000	
Factor Value		
Adjustments		
Lot Value	21,000	

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	3,017 / 3,017
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	288 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 48



1 4/6/2022

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	81.76	Total Misc Impr	+ 3,955
Roofing Adj	+ 3.56	Garage Cost	+ 9,211
Subfloor Adj	+ 0.00	Total RCN	= 312,845
Heat/Cool Adj	+ 10.77	Depreciation (53%)	- 165,808
Plumbing Adj	+ 3.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 147,037
Adj Base Cost	= 99.33	Lot Value	+ 21,000
Total Area	x 3,017	Indicated Value	= 168,037
Adjusted Cost	= 299,679	Value Per SqFt	55.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,037		
Lot Value	21,000		
Indicated Value	168,037	55.70	Per SqFt
Agland Value			
Site Improvements	10,728		
Total Value	178,765	59.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4351	176		176	22.47		3,955



Harper

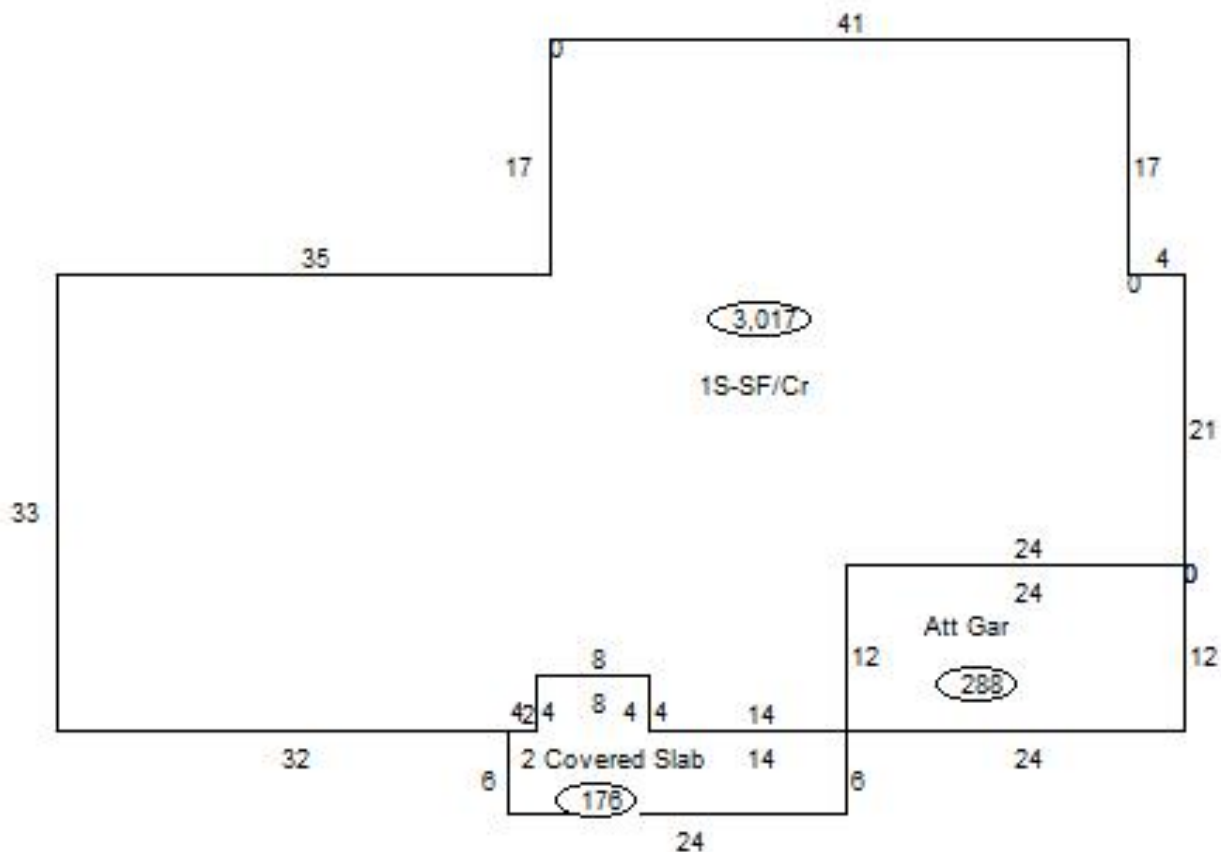
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:51
 Page 3

Sketch Image

300005745



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	176	1.000	176
2	G	1		20	Att Gar	288	1.000	288
3	R	1	Crawl	20	1S-SF/Cr	3,017	1.000	3,017
Total Building Area						3,017		3,017



Harper







Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:51
Page 4

300005745

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt circle drive	0x0x0			3,000
	Qual 3	Cond 3	Year 2017	Eff Age	9	
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
Base Cost (2.71 x 3,000)		8,130		8,130	6,179	1,951
	PAVA	Paving - Asphalt garage entry	0x0x0			2,300
	Qual 3	Cond 3	Year 2017	Eff Age	9	
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
Base Cost (2.81 x 2,300)		6,463		6,463	4,912	1,551
	SHDS	Yard Shed - Wood	20x15x6		Composition Shingle	300
	Qual 3	Cond 3	Year 2012	Eff Age	14	
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (17.92 x 300)		5,376		5,376	2,634	2,742
	SHDS	Yard Shed - Metal	20x15x8	Base	Composition Shingle	300
	Qual 3	Cond 3	Year 2012	Eff Age	14	
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (19.56 x 300)		5,868		5,868	2,875	2,993
	PACN	Paving - Concrete start of circle drive	31x20x0			620
	Qual 3	Cond 3	Year 1978	Eff Age	48	
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.14 x 620)		2,567		2,567	2,054	513
	PACN	Paving - Concrete garage driveway	47x14x0			658
	Qual 3	Cond 3	Year 1978	Eff Age	48	
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.13 x 658)		2,718		2,718	2,174	544
	PACN	Paving - Concrete garage entry	29x18x0			522
	Qual 3	Cond 3	Year 1978	Eff Age	48	
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.16 x 522)		2,172		2,172	1,738	434