



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:52
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Assessment Data					Primary Image									
Account	300005747				<p>1100-00-001-015-0-001-00 5747 04/05/2022</p> <p>1 4/6/2022</p>									
Parcel ID	1100-00-001-015-0-001-00													
Cadastral ID	1100-001-015-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14932													
TERWORT, JAMES W. & MARY L. TERWORT														
509 LUCIA DRIVE BUFFALO OK 73834-0000														
Parcel Location														
Situs	00509 LUCIA DR													
Subdivision	RANCH ACRES													
Lot/Block	0015 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100300 - RANCHLENARDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.93231828 -99.44373023														
RANCH ACRES TRACT 15 1.377 ACRES														
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										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
734/563	JORDAN, CALVIN AND	03/05/2018	70,000	21										
715/329	PRICE, EDWARD (TRUST)	02/03/2016	76,500	PQ										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	21,000	21,000	12%	2,520	Assessed	14,440 1,137.01						
Year Frozen		Improvements	132,620	99,333		11,920	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0 0.00						
TIF Project ID	0	Total Value	153,620	120,333	14,440	Total Taxable	14,440	1,137.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005747	TERWORT, JAMES W. &	201	153,620	0	13,753	1,083.00							
2024	2024-300005747	TERWORT, JAMES W. &	201	158,676	0	13,098	1,067.00							
2023	2023-300005747	TERWORT, JAMES W. &	201	137,651	0	12,474	1,032.00							
2022	2022-300005747	TERWORT, JAMES W. &	201	98,542	0	11,825	973.00							
2021	2021-300005747	TERWORT, JAMES W. &	201	98,542	0	11,825	976.00							
2020	2020-300005747	TERWORT, JAMES W. &	201	98,542	0	11,825	973.00							
2019	2019-0005747	TERWORT, JAMES W. &	201	94,402		11,328	939.00							
2018	2018-0005747	TERWORT, JAMES W. &	201	77,925		9,133	757.00							
2017	2017-0005747	JORDAN, CALVIN AND	201	76,500		8,699	723.00							
2016	2016-0005747	JORDAN, CALVIN AND	201	96,263		8,284	705.00							
2015	2015-0005747	PRICE, EDWARD (TRUST)	201	96,151		7,889	626.00							
2014	2014-0005747	PRICE, EDWARD (TRUST)	201	97,579		7,515	602.00							
2013	2013-0005747	PRICE, EDWARD (TRUST)	201	91,486		6,156	490.00							



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Lot Data		Square-Foot - BUFFALO RANCHLENARD	
Lot Size	0	0	
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	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,595 / 1,595
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	551 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 53

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	83,550		
Lot Value	21,000		
Indicated Value	104,550	65.55	Per SqFt
Agland Value			
Site Improvements	48,566		
Total Value	153,116	96.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	89.57	Total Misc Impr	+ 2,490
Roofing Adj	+ 4.60	Garage Cost	+ 14,640
Subfloor Adj	+ 0.00	Total RCN	= 194,303
Heat/Cool Adj	+ 10.77	Depreciation (57%)	- 110,753
Plumbing Adj	+ 6.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 83,550
Adj Base Cost	= 111.08	Lot Value	+ 21,000
Total Area	x 1,595	Indicated Value	= 104,550
Adjusted Cost	= 177,173	Value Per SqFt	65.55

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4358	11x10		110	22.64		2,490



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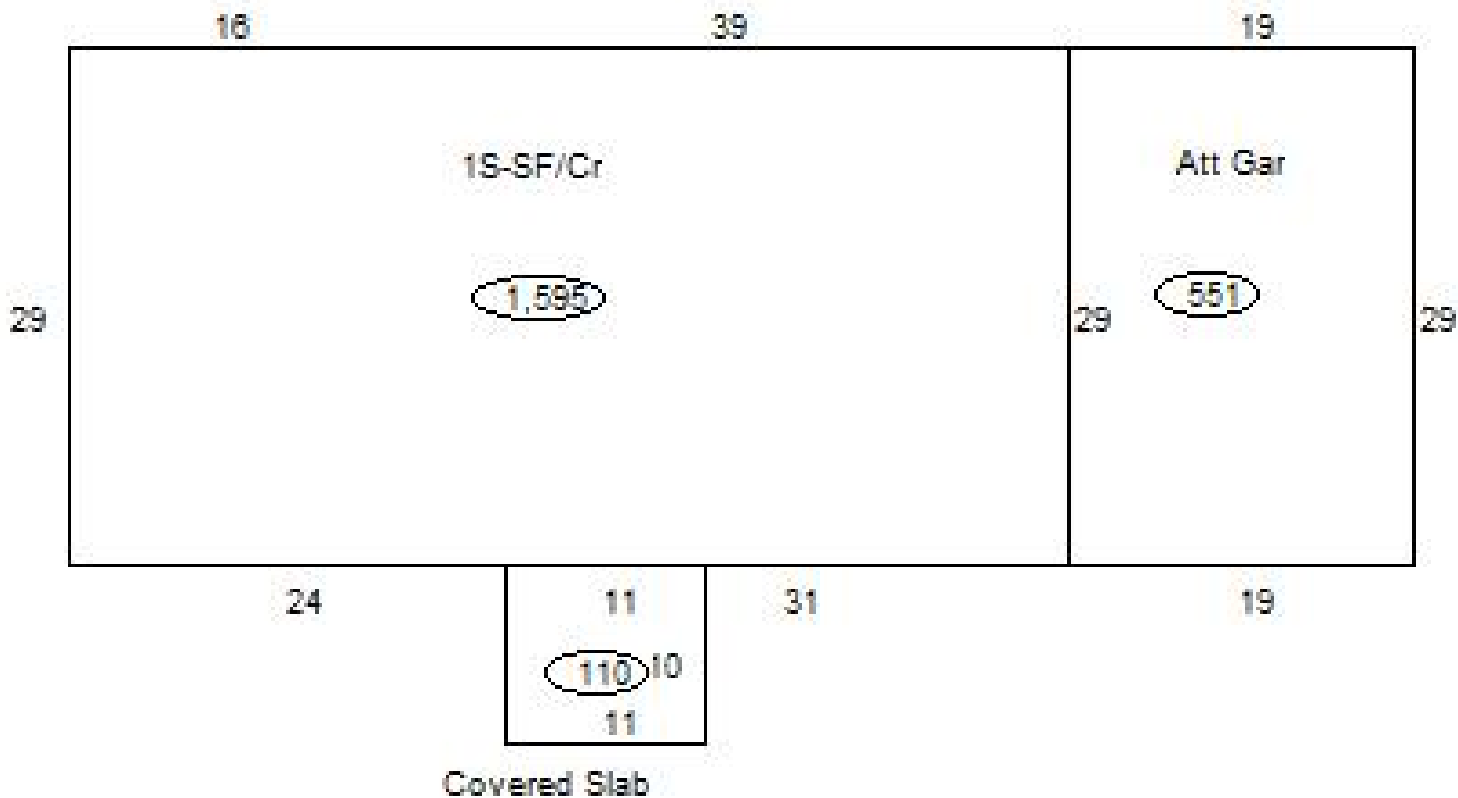
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	110	1.000	110
2	G	1		20	Att Gar	551	1.000	551
3	R	1	Crawl	20	1S-SF/Cr	1,595	1.000	1,595
Total Building Area						1,595		1,595



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	60x30x12	Concrete	Formed Metal	1,800	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD	
		Base Cost (25.53 x 1,800)	45,954		45,954	5,974	39,980
	CPDT	Carport - Detached	20x12x0		Formed Metal	240	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD	
		Base Cost (9.67 x 240)	2,321		2,321	952	1,369
	SHDS	CONTAINER 8 X 20 NEW FOR 2019	20x8x8		Formed Metal	160	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ 0% Func)	RCNLD	
		Base Cost (21.68 x 160)	3,469		3,469	1,110	2,359
	SHDS	Yard Shed - Metal	10x8x6		Formed Metal	80	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (27.61 x 80)	2,209		2,209	707	1,502
	PACN	Paving - Concrete utility shed	0x0x0			1,270	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
		Base Cost (4.04 x 1,270)	5,131		5,131	3,233	1,898
	GBST	Grain Bin - Storage 2 Bins @ 600 ech	0x0x0			1,200	
	Qual	3	Cond 3	Year 1996	Eff Age 30		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,200)	1,944		1,944	1,477	467
	PACN	Paving - Concrete driveway	68x18x0			1,224	
	Qual	3	Cond 3	Year 1978	Eff Age 48		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.05 x 1,224)	4,957		4,957	3,966	991