



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:02
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005758 Parcel ID 1199-01-27N-23W-4-003-00 Cadastral ID 1199-27N-23W-01-4-003-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14937 CARTER, DANNY DEAN AND PIERCE FAMILY PROPERTIES LLC PO BOX 403 BUFFALO OK 73834-0000 Parcel Location Situs 00127 OAK DR Subdivision OUTLYING AREA--BUFFALO Lot/Block / Parcel Size .88 - Acres Sec/Twn/Rng 1 / 27 / 23 / 4 Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83998468 -99.62723020 OUTLYING AREAS TO THE TOWN OF BUFFALO SEC.1-27-23 TRACT IN TRACT #3 .88 AC.										HOUSE 4/4/2024																																																																																																															
Exemptions					Building Permits																																																																																																																				
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>CARTER, DANNY DEAN &</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	CARTER, DANNY DEAN &																																																																																															
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	CARTER, DANNY DEAN &																																																																																																																								
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>11,500</td> <td>11,500</td> <td>12%</td> <td>1,380</td> <td>Assessed</td> <td>7,446</td> <td>586.30</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>50,547</td> <td>50,547</td> <td></td> <td>6,066</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>62,047</td> <td>62,047</td> <td></td> <td>7,446</td> <td>Total Taxable</td> <td>7,446</td> <td>586.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		11,500	11,500	12%	1,380	Assessed	7,446	586.30	Year Frozen		50,547	50,547		6,066	Penalty	0		Uncapped Value	0	0	0		0	Exemption	0	0.00	TIF Project ID	0	62,047	62,047		7,446	Total Taxable	7,446	586.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		11,500	11,500	12%	1,380	Assessed	7,446	586.30																																																																																																																	
Year Frozen		50,547	50,547		6,066	Penalty	0																																																																																																																		
Uncapped Value	0	0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	62,047	62,047		7,446	Total Taxable	7,446	586.00																																																																																																																	
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>2025-300005758</td> <td>CARTER, DANNY DEAN AND</td> <td>201</td> <td>62,047</td> <td>0</td> <td>7,446</td> <td>586.00</td> </tr> <tr> <td>2024</td> <td>2024-300005758</td> <td>CARTER, DANNY DEAN &</td> <td>201</td> <td>67,164</td> <td>0</td> <td>8,003</td> <td>652.00</td> </tr> <tr> <td>2023</td> <td>2023-300005758</td> <td>CARTER, DANNY DEAN &</td> <td>201</td> <td>63,519</td> <td>0</td> <td>7,622</td> <td>630.00</td> </tr> <tr> <td>2022</td> <td>2022-300005758</td> <td>CARTER, DANNY DEAN &</td> <td>201</td> <td>60,574</td> <td>0</td> <td>7,269</td> <td>598.00</td> </tr> <tr> <td>2021</td> <td>2021-300005758</td> <td>CARTER, DANNY DEAN &</td> <td>201</td> <td>60,638</td> <td>0</td> <td>7,277</td> <td>601.00</td> </tr> <tr> <td>2020</td> <td>2020-300005758</td> <td>CARTER, DANNY DEAN &</td> <td>201</td> <td>61,218</td> <td>0</td> <td>7,346</td> <td>605.00</td> </tr> <tr> <td>2019</td> <td>2019-0005758</td> <td>CARTER, DANNY DEAN &</td> <td>201</td> <td>62,399</td> <td></td> <td>7,488</td> <td>621.00</td> </tr> <tr> <td>2018</td> <td>2018-0005758</td> <td>CARTER, DANNY DEAN &</td> <td>201</td> <td>62,399</td> <td></td> <td>7,414</td> <td>615.00</td> </tr> <tr> <td>2017</td> <td>2017-0005758</td> <td>CARTER, OVETTA</td> <td>201</td> <td>63,579</td> <td></td> <td>7,061</td> <td>587.00</td> </tr> <tr> <td>2016</td> <td>2016-0005758</td> <td>CARTER, OVETTA</td> <td>201</td> <td>64,759</td> <td></td> <td>6,725</td> <td>572.00</td> </tr> <tr> <td>2015</td> <td>2015-0005758</td> <td>CARTER, OVETTA</td> <td>201</td> <td>53,374</td> <td></td> <td>5,405</td> <td>429.00</td> </tr> <tr> <td>2014</td> <td>2014-0005758</td> <td>CARTER, OVETTA</td> <td>201</td> <td>55,726</td> <td></td> <td>5,405</td> <td>433.00</td> </tr> <tr> <td>2013</td> <td>2013-0005758</td> <td>CARTER, OVETTA</td> <td>201</td> <td>73,626</td> <td></td> <td>6,229</td> <td>496.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005758	CARTER, DANNY DEAN AND	201	62,047	0	7,446	586.00	2024	2024-300005758	CARTER, DANNY DEAN &	201	67,164	0	8,003	652.00	2023	2023-300005758	CARTER, DANNY DEAN &	201	63,519	0	7,622	630.00	2022	2022-300005758	CARTER, DANNY DEAN &	201	60,574	0	7,269	598.00	2021	2021-300005758	CARTER, DANNY DEAN &	201	60,638	0	7,277	601.00	2020	2020-300005758	CARTER, DANNY DEAN &	201	61,218	0	7,346	605.00	2019	2019-0005758	CARTER, DANNY DEAN &	201	62,399		7,488	621.00	2018	2018-0005758	CARTER, DANNY DEAN &	201	62,399		7,414	615.00	2017	2017-0005758	CARTER, OVETTA	201	63,579		7,061	587.00	2016	2016-0005758	CARTER, OVETTA	201	64,759		6,725	572.00	2015	2015-0005758	CARTER, OVETTA	201	53,374		5,405	429.00	2014	2014-0005758	CARTER, OVETTA	201	55,726		5,405	433.00	2013	2013-0005758	CARTER, OVETTA	201	73,626		6,229	496.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005758	CARTER, DANNY DEAN AND	201	62,047	0	7,446	586.00																																																																																																																		
2024	2024-300005758	CARTER, DANNY DEAN &	201	67,164	0	8,003	652.00																																																																																																																		
2023	2023-300005758	CARTER, DANNY DEAN &	201	63,519	0	7,622	630.00																																																																																																																		
2022	2022-300005758	CARTER, DANNY DEAN &	201	60,574	0	7,269	598.00																																																																																																																		
2021	2021-300005758	CARTER, DANNY DEAN &	201	60,638	0	7,277	601.00																																																																																																																		
2020	2020-300005758	CARTER, DANNY DEAN &	201	61,218	0	7,346	605.00																																																																																																																		
2019	2019-0005758	CARTER, DANNY DEAN &	201	62,399		7,488	621.00																																																																																																																		
2018	2018-0005758	CARTER, DANNY DEAN &	201	62,399		7,414	615.00																																																																																																																		
2017	2017-0005758	CARTER, OVETTA	201	63,579		7,061	587.00																																																																																																																		
2016	2016-0005758	CARTER, OVETTA	201	64,759		6,725	572.00																																																																																																																		
2015	2015-0005758	CARTER, OVETTA	201	53,374		5,405	429.00																																																																																																																		
2014	2014-0005758	CARTER, OVETTA	201	55,726		5,405	433.00																																																																																																																		
2013	2013-0005758	CARTER, OVETTA	201	73,626		6,229	496.00																																																																																																																		



Harper

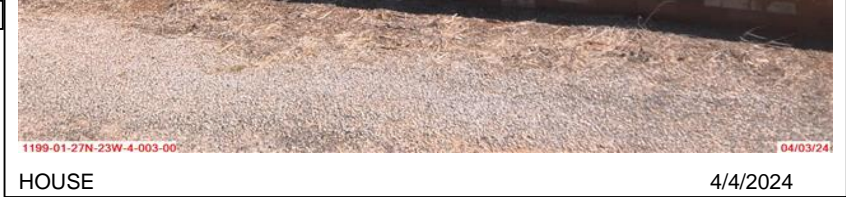
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:02
 Page 2

Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	11500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	38,333.00 x .30 = 11,500	
Factor Value		
Adjustments		
Lot Value	11,500	

Residential Data	
Type	1 Single Family Residence
Condition	2.25 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,709 / 1,709
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,709
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,037 Carport - Gable Roof
Remodel	
Year/Eff Age	1970 / 64



HOUSE 4/4/2024

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	76.42	Total Misc Impr	+ 452
Roofing Adj	+ 3.15	Garage Cost	+ 5,765
Subfloor Adj	+ 0.00	Total RCN	= 165,188
Heat/Cool Adj	+ 8.78	Depreciation (70%)	- 115,631
Plumbing Adj	+ 4.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,557
Adj Base Cost	= 93.02	Lot Value	+ 11,500
Total Area	x 1,709	Indicated Value	= 61,057
Adjusted Cost	= 158,971	Value Per SqFt	35.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,557		
Lot Value	11,500		
Indicated Value	61,057	35.73	Per SqFt
Agland Value			
Site Improvements	1,220		
Total Value	62,277	36.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4385	25		25	18.07		452



Harper

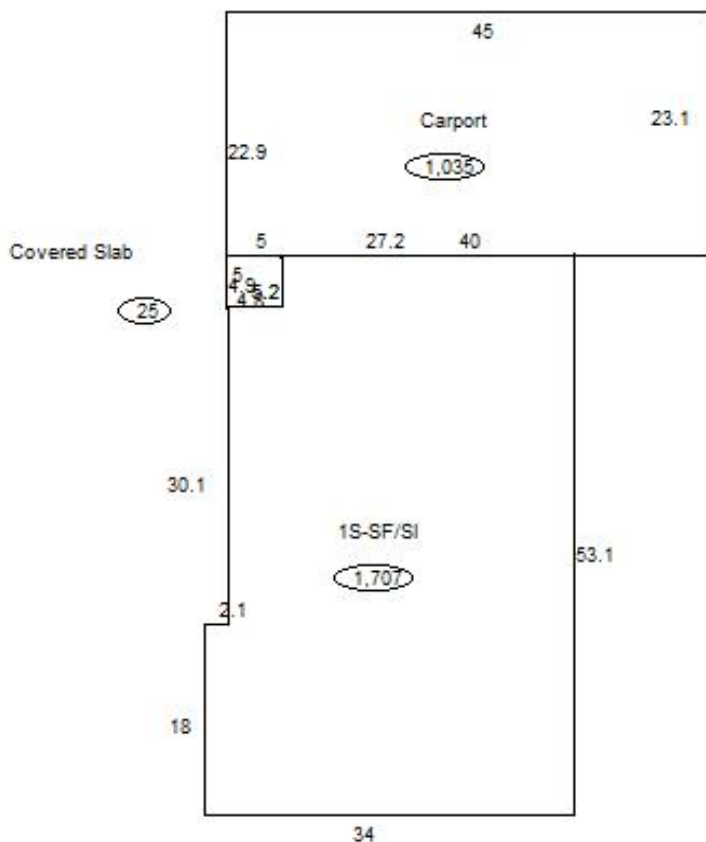
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:02
 Page 3

Sketch Image

300005758



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,707	1.000	1,707
2	G	3		20	Carport	1,035	1.000	1,035
3	M	PRCH		20	Covered Slab	25	1.000	25
Total Building Area						1,707		1,707



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:12:02
Page 4

300005758

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x12x6		Composition Roll	120
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (22.67 x 120)		2,720	2,720	2,176	544
	PACN	Paving - Concrete Drive	65x16x0			1,040
	Qual	1	Cond 1	Year 1970	Eff Age 78	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.25 x 1,040)		3,380	3,380	2,704	676