



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:30:00
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Assessment Data					Primary Image				
Account	300009480				No Image On File				
Parcel ID	0000-36-27N-23W-2-002-00								
Cadastral ID	0000-27N-23W-36-2-002-00								
Property Type	REAL - Real Property								
Property Class	E	VI Area	1						
Tax Area	102 - 4R-BUFFALO								
Name ID	16252								
WESTERN FARMERS ELECTRIC COOP.									
% CHERMAC ENERGY CORP									
P.O. BOX 4090 EDMOND OK 73083-0000									
Parcel Location									
Situs	US 183 HWY								
Subdivision									
Lot/Block	/	Parcel Size	4 - Acres						
Sec/Twn/Rng	36 / 27 / 23 / 2								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
SEC. 36-27-23 TRACT IN SESENW 3.67A BOOK 623 PAGE4 013					Lat/Long: 36.75145300 -99.64591420				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					623/13	SHUMAN, HAROLD J.	03/21/2007	4,000	Q
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	18,805	0	12%	0	Assessed	0	0.00
Year Frozen		Improvements	2,205	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	21,010	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300009480	WESTERN FARMERS ELECTRIC COOP.	102	21,010	0		.00		
2024	2024-300009480	WESTERN FARMERS ELECTRIC COOP.	102	21,145	0		.00		
2023	2023-300009480	WESTERN FARMERS ELECTRIC COOP.	102	179	0		.00		
2022	2022-300009480	WESTERN FARMERS ELECTRIC COOP.	102	179	0		.00		
2021	2021-300009480	WESTERN FARMERS ELECTRIC COOP.	102	179	0		.00		
2020	2020-300009480	WESTERN FARMERS ELECTRIC COOP.	102	179	0		.00		
2019	2019-0009480	WESTERN FARMERS ELECTRIC COOP.	102	179			.00		
2018	2018-0009480	WESTERN FARMERS ELECTRIC COOP.	102	179			.00		
2017	2017-0009480	WESTERN FARMERS ELECTRIC COOP.	102	179			.00		
2016	2016-0009480	WESTERN FARMERS ELECTRIC COOP.	102	179			.00		
2015	2015-0009480	WESTERN FARMERS ELECTRIC COOP.	102	179			.00		
2014	2014-0009480	WESTERN FARMERS ELECTRIC COOP.	102	179			.00		
2013	2013-0009480	WESTERN FARMERS ELECTRIC COOP.	102	179			.00		



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Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Method			
Base Lot Value			
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model	
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL	
Style		Adjustment Model	
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE	
Roof Cover		Comparables	
Area on Slab		Indicated Value	
Fixture/RghIn	/	Value Reconciliation	
Bed/F/H Bath	//	Selected Approach	
Basement Area		Cost Approach	
Garage Type		Improvements	
Remodel		Lot Value	
Year/Eff Age	/	Indicated Value	
Cost Approach		Agland Value	
Manual :		407	
Base Cost	0.00	Site Improvements	
Roofing Adj	+ 0.00	Total Value	
Subfloor Adj	+ 0.00	407 0.00 Total Value Per SqFt	
Heat/Cool Adj	+ 0.00		
Plumbing Adj	+ 0.00		
Basement Adj	+ 0.00		
Adj Base Cost	= 0.00		
Total Area	x		
Adjusted Cost	= 0		
Total Misc Impr	+ 0		
Garage Cost	+ 0		
Total RCN	= 0		
Depreciation (0%)	- 0		
Lump Sums	+ 0		
RCNLD	=		
Lot Value	+ 0.00		
Indicated Value	=		
Value Per SqFt	0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Value



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 3.6</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 3.60 x 5,000.00 = 18,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 18,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 2,188</p> <p>Total Improvement Value 2,188</p> <p>Land Value 18,000</p> <p>Cost Approach Value 20,188</p>	<p>Image Information</p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 2,188</p> <p>Land Value 18,000</p> <p>Total Appraised Value 20,586</p>	



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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	O	SHDS		50	SHDS		224	1.000	224

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x14x8		Formed Metal	224
	Qual	3	Cond	3	Year	2010
				Eff Age	16	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (20.35 x 224)		4,558	2,370	2,188
Total Site Improvement Value				2,188



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
WB	WOODWARD 3-8%	CR	33			.141	168	168	24	24
WB	WOODWARD 3-8%	NP	33			3.097	106	106	327	327
WB	WOODWARD 3-8%	NP	33			.141	106	106	15	15
WB	WOODWARD 3-8%	NP	33			3.096	106	106	327	327
WD	WOODWARD-QUINLAN3-8%	NP	23			.762	74	74	56	56
WD	WOODWARD-QUINLAN3-8%	NP	23			.762	74	74	56	56
NP Totals						7.999			805	805
Total Agland						7.999			805	805