



# 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	300010689			No Image On File					
Parcel ID	0000-22-27N-22W-2-001-00								
Cadastral ID	0000-27N-22W-22-2-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	16431								
RICHARD, JAMES ROBERT & CHRISTINA F. RICHARD									
P O BOX 254 BUFFALO OK 73834-0000									
Parcel Location									
Situs	2227N22W21								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	22 / 27 / 22 / 2								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.84490844 -99.92461078				Building Permits					
SEC 22-27N-22W W2NW4 BOOK 684 PAGE 450				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					684/450	LEFORCE, RONALD G.	10/31/2012	84,000	Q
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	17,286	17,286	12%	2,074	Assessed	2,074	163.31
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	17,286	17,286		2,074	Total Taxable	2,074	163.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300010689	RICHARD, JAMES ROBERT &			102	17,286	0	2,074	163.00
2024	2024-300010689	RICHARD, JAMES ROBERT &			102	17,286	0	2,074	169.00
2023	2023-300010689	RICHARD, JAMES ROBERT &			102	17,286	0	2,074	172.00
2022	2022-300010689	RICHARD, JAMES ROBERT &			102	22,422	0	2,691	221.00
2021	2021-300010689	RICHARD, JAMES ROBERT &			102	22,422	0	2,691	222.00
2020	2020-300010689	RICHARD, JAMES ROBERT &			102	22,422	0	2,691	221.00
2019	2019-0010689	RICHARD, JAMES ROBERT &			102	22,422		2,691	223.00
2018	2018-0010689	RICHARD, JAMES ROBERT &			102	22,422		2,691	223.00
2017	2017-0010689	RICHARD, JAMES ROBERT &			102	22,422		2,691	224.00
2016	2016-0010689	RICHARD, JAMES ROBERT &			102	22,422		2,691	229.00
2015	2015-0010689	RICHARD, JAMES ROBERT &			102	22,422		2,691	214.00
2014	2014-0010689	RICHARD, JAMES ROBERT &			102	22,422		2,691	216.00
2013	2013-0010689	RICHARD, JAMES ROBERT &			102	22,422		2,691	214.00



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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 :		17,286						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	17,286 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	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300010689

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			16.403	255	255	4,174	4,174
QA	QUINLAN LOAM	CR	11			20.319	56	56	1,138	1,138
QC	QUINLAN-WDWARD 5-12%	CR	14			2.792	71	71	199	199
SA	ST.PAUL 0-1%	CR	60			33.670	305	305	10,283	10,283
WA	WOODWARD 1-3%	CR	43			6.817	219	219	1,492	1,492
<b>CR Totals</b>						80.000			17,286	17,286
<b>Total Agland</b>						80.000			17,286	17,286