



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:33:47
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Assessment Data				Primary Image															
Account	300011115			<p>0000-12-27N-23W-3-001-00_002.JPG 1/18/2023</p>															
Parcel ID	0000-12-27N-23W-3-001-00																		
Cadastral ID	0000-27N-23W-12-3-001-00																		
Property Type	REAL - Real Property																		
Property Class	E	VI Area	1																
Tax Area	201 - 4T-BUFFALO-C																		
Name ID	12369																		
STATE OF OKLAHOMA																			
OK 00000-0000																			
Parcel Location																			
Situs	1227N23W13																		
Subdivision																			
Lot/Block	/	Parcel Size	.09 - Acres																
Sec/Twn/Rng	12 / 27 / 23 / 3																		
Neighborhood	1000 - COUNTY																		
School District	4-BUFFAL - 4-BUFFALO																		
Legal Description				Building Permits															
Lat/Long:																			
TRACT IN SE4SW4 RIGHT OF WAY				<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															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					665/170	LEDFORD, THERESE B.	10/11/2010	39,000	MQ										
					/	STATE OF OKLAHOMA													
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	68	0	12%	0	Assessed	0	0.00										
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	68	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	2025-300011115	STATE OF OKLAHOMA	201	68	0		.00												
2024	2024-300011115	STATE OF OKLAHOMA	201	68	0		.00												
2023	2023-300011115	STATE OF OKLAHOMA	201	68	0		.00												
2022	2022-300011115	STATE OF OKLAHOMA	201	68	0		.00												
2021	2021-300011115	STATE OF OKLAHOMA	201	68	0		.00												
2020	2020-300011115	STATE OF OKLAHOMA	201	68	0		.00												
2019	2019-0011115	STATE OF OKLAHOMA	201	68			.00												
2018	2018-0011115	STATE OF OKLAHOMA	201	68			.00												
2017	2017-0011115	STATE OF OKLAHOMA	201	68			.00												
2016	2016-0011115	STATE OF OKLAHOMA	201	68			.00												



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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 0.09</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 182 TRACTS & ACREAGE</p> <p>Value Method Acre</p> <p>Base Lot Value .09 x 755.56 = 68</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 68</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</p> <p>Total Improvement Value</p> <p>Land Value 68</p> <p>Cost Approach Value 68</p>	<p>Image Information</p> <p>Image ID 24118</p> <p>Image Date 1/18/2023</p> <p>Name 002.JPG</p> <p>Description 0000-12-27N-23W-3-001-00_002.JPG</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</p> <p>Land Value 68</p> <p>Total Appraised Value 68</p>