



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:34:19
 Page 1

Assessment Data				Primary Image																																																												
Account 300011286 Parcel ID 0000-35-28N-21W-2-003-00 Cadastral ID 0000-28N-21W-35-2-003-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 16707 COWGER, LORETTA A. REVOCABLE TRUST UAD 3500 E WATERLOO ROAD EDMOND OK 73034-0000 Parcel Location Situs 01002 201 RD N Subdivision Lot/Block / Parcel Size 25 - Acres Sec/Twn/Rng 35 / 28 / 21 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO				<p>0000-35-28N-21W-2-003-00 06/05/24</p>																																																												
Legal Description Lat/Long: 36.61966002 -99.39918998 SEC. 35-28N-21W N2NE4NW4; N2NW4NW4										HOUSE 6/12/2024																																																						
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																																																												
Parcel Valuation				Sale History																																																												
<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>Land Value 10,962</td> <td>10,962</td> <td>12%</td> <td>1,315</td> <td>Assessed</td> <td>11,933</td> <td>939.60</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 92,265</td> <td>88,487</td> <td> </td> <td>10,618</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 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>Total Value 103,227</td> <td>99,449</td> <td> </td> <td>11,933</td> <td>Total Taxable</td> <td>11,933</td> <td>940.00</td> </tr> </tbody> </table>				Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 10,962	10,962	12%	1,315	Assessed	11,933	939.60	Year Frozen		Improvements 92,265	88,487		10,618	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 103,227	99,449		11,933	Total Taxable	11,933	940.00	<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> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code					
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																								
Remove Cap		Land Value 10,962	10,962	12%	1,315	Assessed	11,933	939.60																																																								
Year Frozen		Improvements 92,265	88,487		10,618	Penalty	0																																																									
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																								
TIF Project ID	0	Total Value 103,227	99,449		11,933	Total Taxable	11,933	940.00																																																								
Bk/Pg	Grantor	Date	Price	Code																																																												
Assessment History																																																																
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300011286	COWGER, LORETTA A.	102	103,227	0	11,365	895.00																																																									
2024	2024-300011286	COWGER, LORETTA A.	102	109,256	0	10,824	881.00																																																									
2023	2023-300011286	COWGER, LORETTA A.	102	99,933	0	10,309	853.00																																																									
2022	2022-300011286	COWGER, LORETTA A.	102	81,819	0	9,818	808.00																																																									
2021	2021-300011286	COWGER, LORETTA A.	102	82,177	0	9,861	814.00																																																									
2020	2020-300011286	HINTHER, EILEEN (LIFE ESTATE)	102	80,903	1000	8,708	717.00																																																									
2019	2019-0011286	HINTHER, EILEEN (LIFE ESTATE)	102	82,649		8,918	739.00																																																									
2018	2018-0011286	HINTHER, EILEEN (LIFE ESTATE)	102	82,649		9,918	822.00																																																									



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:34:19
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,747 / 1,747
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	682 Total, 682 Partition
Garage Type	682 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 57

HOUSE	6/12/2024
-------	-----------

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	85.09	Total Misc Impr	+ 6,731
Roofing Adj	+ 3.66	Garage Cost	+ 16,215
Subfloor Adj	+ 0.47	Total RCN	= 231,660
Heat/Cool Adj	+ 10.27	Depreciation (61%)	- 141,312
Plumbing Adj	+ 5.35	Lump Sums	+ 0
Basement Adj	+ 14.64	RCNLD	= 90,348
Adj Base Cost	= 119.47	Lot Value	+ 5,000
Total Area	x 1,747	Indicated Value	= 95,348
Adjusted Cost	= 208,714	Value Per SqFt	54.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,348		
Lot Value	5,000		
Indicated Value	95,348	54.58	Per SqFt
Agland Value	5,962		
Site Improvements	1,484		
Total Value	102,794	58.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Slab Porch - Open	1642	38x6	1972	228	14.62		3,333
PATC	Slab Porch - Open	1643	47x5	1972	235	14.46		3,398



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

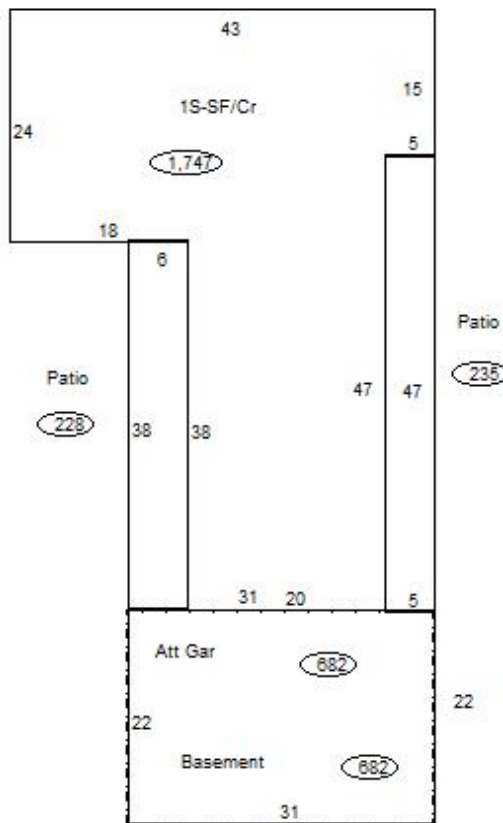
Date 02/06/2026

Time 07:34:19

Page 3

Sketch Image

300011286



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,747	1.000	1,747
2	G	1		20	Att Gar	682	1.000	682
3	B	1		20	Basement	682	1.000	682
4	M	PATC		20	Patio	228	1.000	228
5	M	PATC		20	Patio	235	1.000	235
Total Building Area						1,747		1,747



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:34:19
Page 4

300011286

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x8x6	Dirt	Composition Roll	128
	Qual	3	Cond 3	Year 2018	Eff Age 8	
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (18.40 x 128)	2,355		2,355	871
						1,484



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:34:19
Page 5

Agland Inventory

300011286

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			1.963	160	160	314	314
CA	CAREY SILT 1-3%	CR	50			5.932	255	255	1,510	1,510
QA	QUINLAN LOAM	NP	11			.013	35	35	0	0
SA	ST.PAUL 0-1%	CR	60			10.849	305	305	3,313	3,313
WB	WOODWARD 3-8%	NP	33			.899	106	106	95	95
WB	WOODWARD 3-8%	CR	33			4.345	168	168	730	730
CR Totals						24.000			5,962	5,962
Total Agland						24.000			5,962	5,962