



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:35:00
 Page 1

Assessment Data				Primary Image							
Account	300011514			No Image On File							
Parcel ID	0000-12-26N-23W-1-003-00										
Cadastral ID	0000-26N-23W-12-1-002-00										
Property Type	REAL - Real Property										
Property Class	E	VI Area	1								
Tax Area	102 - 4R-BUFFALO										
Name ID	12369										
STATE OF OKLAHOMA											
OK 00000-0000											
Parcel Location											
Situs	1226N23W12										
Subdivision											
Lot/Block	/	Parcel Size	.34 - Acres								
Sec/Twn/Rng	12 / 26 / 23 / 1										
Neighborhood	1000 - COUNTY										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description				Building Permits							
Lat/Long: 36.63048682 -99.41292444				TRACT IN THE SW4NE4							
				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					757/454	WHEATON, STEVE MONROE	11/04/2020		0	21	
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax			
Remove Cap		Land Value	152,471	0	12%	Assessed	0	0.00			
Year Frozen		Improvements	0	0		Penalty	0				
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00			
TIF Project ID	0	Total Value	152,471	0		Total Taxable	0	0.00			
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-300011514	STATE OF OKLAHOMA	102	152,471	0		.00				
2024	2024-300011514	STATE OF OKLAHOMA	102	152,471	0		.00				
2023	2023-300011514	STATE OF OKLAHOMA	102		0		.00				
2022	2022-300011514	STATE OF OKLAHOMA	102		0		.00				
2021	2021-300011514	STATE OF OKLAHOMA	102		0		.00				



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:35:00
 Page 2

Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 22 Exempt</p> <p>Value Method Acre</p> <p>Base Lot Value 152,460.00 x 1.00 = 152,460</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 152,460</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 152,460</p> <p>Cost Approach Value 152,460</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</p> <p>Land Value 152,460</p> <p>Total Appraised Value 152,471</p>	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:35:00
Page 3

Agland Inventory

300011514

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RD	ROUGH BROKEN LAND	NP	10			.340	32	32	11	11
NP Totals						0.340			11	11
Total Agland						0.340			11	11