



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:35:01  
 Page 1

Assessment Data				Primary Image					
Account	300011515			No Image On File					
Parcel ID	0000-12-26N-23W-1-004-00								
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	1226N23W14								
Subdivision									
Lot/Block	/	Parcel Size	.07 - Acres						
Sec/Twn/Rng	12 / 26 / 23 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description				Building Permits					
.07 AC TRACT IN SE4NW4				Lat/Long: 36.64609275 -99.42959278					
				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					757/456	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	47,918	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	47,918	0		Total Taxable	0	0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300011515	STATE OF OKLAHOMA		102	47,918	0		.00	
2024	2024-300011515	STATE OF OKLAHOMA		102	47,918	0		.00	
2023	2023-300011515	STATE OF OKLAHOMA		102		0		.00	
2022	2022-300011515	STATE OF OKLAHOMA		102		0		.00	
2021	2021-300011515	STATE OF OKLAHOMA		102		0		.00	



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 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 47,916.00 x 1.00 = 47,916</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 47,916</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 47,916</p> <p>Cost Approach Value 47,916</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 &amp; 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 47,916</p> <p>Total Appraised Value 47,918</p>	



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Time 07:35:01  
Page 3

### Agland Inventory

300011515

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			.001	35	35	0	0
RD	ROUGH BROKEN LAND	NP	10			.069	32	32	2	2
<b>NP Totals</b>						0.070			2	2
<b>Total Agland</b>						0.070			2	2