



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:22:20
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300002222 Parcel ID 0000-03-27N-22W-1-002-00 Cadastral ID 0000-27N-22W-03-1-002-00 Property Type REAL - Real Property Property Class RC VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13301 BUFFALO FEEDERS, LLC PO BOX 409 BUFFALO OK 73834-0000 Parcel Location Situs 327N22W12 Subdivision Lot/Block / Parcel Size 53.6 - Acres Sec/Twn/Rng 3 / 27 / 22 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-03-27N-22W-1-002-00 04/29/24</p> <p>ORIG OFFICE PRIMARY BLDG ON SKETCH 4/30/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.83397904 -99.52131815 SEC.3-27-22 SW4NE4; W 450' OF LOT 2 A KS LIMITED LIABILITY CO BOOK 502 PAGE 852																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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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 55.254</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 55.25 x 5,000.00 = 276,270</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 276,270</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,800</p> <p>Total Base Value 397,936</p> <p>Modifier Value 126,504</p> <p>Misc Improvements</p> <p>Replacement Cost New 524,440</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 157,332</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 157,332</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 5,600,041</p> <p>Total Improvement Value 5,757,373</p> <p>Land Value 276,270</p> <p>Cost Approach Value 6,033,643 2,154.87/SqFt</p>	<p>Image ID 29477</p> <p>Image Date 4/30/2024</p> <p>Name 021.JPG</p> <p>Description ORIG OFFICE PRIMARY BLDG ON SKETCH</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 5,600,041</p> <p>Land Value 276,270</p> <p>Total Appraised Value 6,033,643 2,154.87/SqFt</p>	



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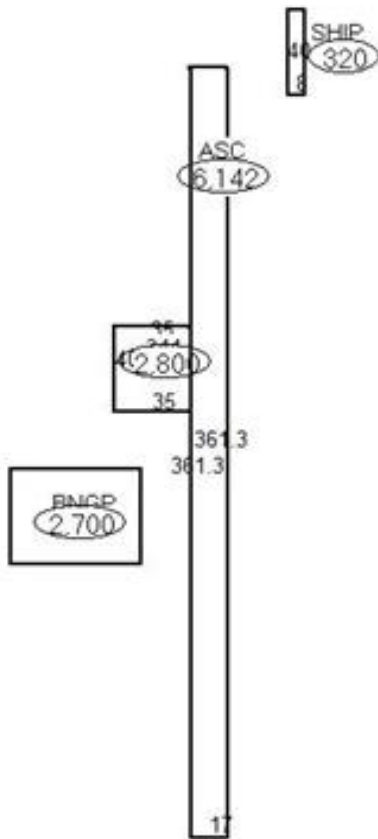
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Sketch Image

300002222



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		77	344	1,400	2.000	2,800
2	O	ASC		77	ASC	6,142	1.000	6,142
3	O	BNGP		77	BNGP	2,700	1.000	2,700
4	O	SHDS		77	SHIP	320	1.000	320
Total Building Area						1,400		2,800



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Account 300002222
Parcel ID 0000-03-27N-22W-1-002-00
Cadastral ID 0000-27N-22W-03-1-002-00

Tax Area Code 102
Property Class RC
Owners Name BUFFALO FEEDERS, LLC

Building Data

Building ID 496
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,800
Average Perimeter 150
Number Of Storys 2.00
Average Wall Ht 10.00
Year Built 1970
Effective Age 45
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 92.06
Wall Cost 32.29
HVAC Cost 17.77
Basement Cost 0.00
Total Base Cost 142.12
Total Area 2,800
Base RCN 397,936
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value 126,504
Total Replacement Cost 524,440
Physical Depreciation 70%
Functional Depreciation
Total Depreciation 70% (367,108)
Total RCNLD 157,332
Lump Sums
Total Building Value 157,332 \$ 56.19 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Office Finish	Finished Area	3500	Fixture~Count	126,504
Total Modifier Value					126,504



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>0000-03-27N-22W-1-002-00 2222 12/01/2020</p>	#N550000	FEED MILL REVISED 2024 E BINS TO W AUGER	60x0			1	
	Qual 3	Cond 3	Year 2024	Eff Age			
				0			
				0			
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (5,500,000.00 x 1)				5,500,000		5,500,000	
	ASC	SHELTER by Office 361x17 (revised 2024)	154x17x8	Concrete	Galvanized Metal	6,142	
	Qual 4	Cond 4	Year 2024	Eff Age	1		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.85 x 6,142)				29,789	894	28,895
	SHDS	Ship Cont WEST OF MILL	40x8x8	Base		320	
	Qual 4	Cond 4	Year 2012	Eff Age	11		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (19.86 x 320)				6,355	2,796	3,559
	BNGP	Barn @ Working Chute S of old Office	60x45x8	Dirt	Formed Metal	2,700	
	Qual 5	Cond 5	Year 2000	Eff Age	16		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (30.06 x 2,700)				81,162	30,030	51,132
 <p>0000-03-27N-22W-1-002-00 2222 12/01/2020</p>	FDBK	Feed Bunks Feet *7590 this parce*	0x0x0			7,590	
	Qual 4	Cond 4	Year 1970	Eff Age	45		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (10.84 x 7,590)				82,276	65,821	16,455
 <p>0000-03-27N-22W-1-002-00 2222 12/01/2020</p>		SCALES ON PERSON PROP	0x0x0				
	Qual	Cond	Year	Eff Age	0		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)						

Total Site Improvement Value 5,600,041