



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data	Primary Image																				
Account 300002223 Parcel ID 0000-03-27N-22W-2-001-00 Cadastral ID 0000-27N-22W-03-2-001-00 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 327N22W21 Subdivision Lot/Block / Parcel Size 240 - Acres Sec/Twn/Rng 3 / 27 / 22 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFALO - 4-BUFFALO	 <p style="text-align: right;">0000-03-27N-22W-2-001-00 2223 12/01/2020</p> <p style="text-align: left;">Office 2020 12/14/2020</p>																				
Legal Description Lat/Long: 36.85968501 -99.47086911 SEC.3-27-22 LOTS 3-4; S2NW4; E2SW4 A KS LIMITED LIABILITY CO BOOK 502 PAGE 852	Building Permits <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 <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						Sale History <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					
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	514,590	367,685	12%	44,122	Assessed	86,612	6,819.83
Year Frozen		Improvements	574,890	354,082		42,490	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,089,480	721,767		86,612	Total Taxable	86,612	6,820.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300002223	BUFFALO FEEDERS, LLC	102	1,089,480	0	82,488	6,495.00	
2024	2024-300002223	BUFFALO FEEDERS, LLC	102	1,126,514	0	78,559	6,397.00	
2023	2023-300002223	BUFFALO FEEDERS, LLC	102	1,084,585	0	74,818	6,189.00	
2022	2022-300002223	BUFFALO FEEDERS, LLC	102	1,068,994	0	71,256	5,862.00	
2021	2021-300002223	BUFFALO FEEDERS, LLC	102	1,021,116	0	67,863	5,603.00	
2020	2020-300002223	BUFFALO FEEDERS, LLC	102	519,464	0	4,512	371.00	
2019	2019-0002223	BUFFALO FEEDERS, LLC	102	519,464		4,297	356.00	
2018	2018-0002223	BUFFALO FEEDERS, LLC	102	519,464		4,092	339.00	
2017	2017-0002223	BUFFALO FEEDERS, LLC	102	519,464		3,897	324.00	
2016	2016-0002223	BUFFALO FEEDERS, LLC.	102	519,464		3,712	316.00	
2015	2015-0002223	BUFFALO FEEDERS, LLC.	102	519,464		3,535	281.00	
2014	2014-0002223	BUFFALO FEEDERS, LLC.	102	519,464		3,367	270.00	
2013	2013-0002223	BUFFALO FEEDERS, LLC.	102	619,464		3,207	255.00	

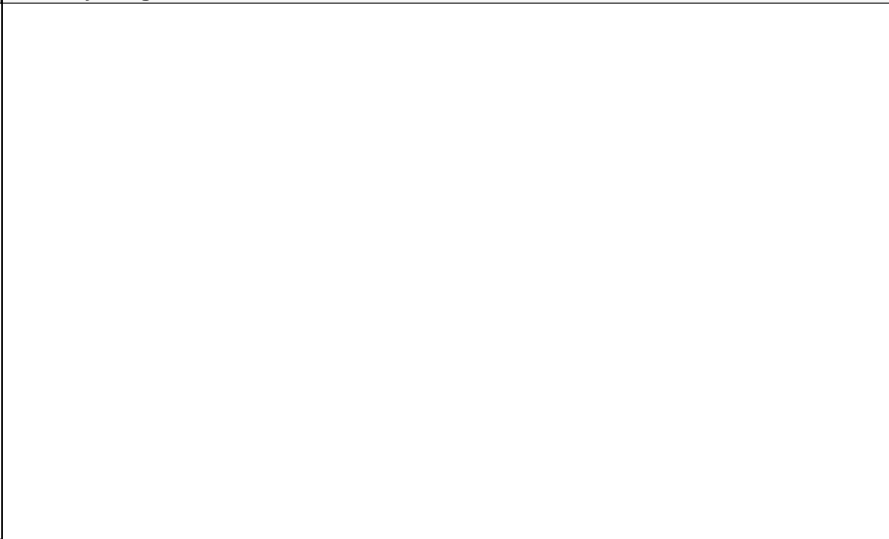


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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 100</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 100.00 x 5,000.00 = 500,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 500,000</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 2,925</p> <p>Total Base Value 386,861</p> <p>Modifier Value</p> <p>Misc Improvements 8,969</p> <p>Replacement Cost New 395,830</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 383,955</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 383,955</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 181,802</p> <p>Total Improvement Value 565,757</p> <p>Land Value 500,000</p> <p>Cost Approach Value 1,065,757 364.36/SqFt</p>	<p>Image Information</p> <p>Image ID 10550</p> <p>Image Date 12/14/2020</p> <p>Name 2223_1 OFFICE.JPG</p> <p>Description Office 2020</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 181,802</p> <p>Land Value 500,000</p> <p>Total Appraised Value 1,080,347 369.35/SqFt</p>



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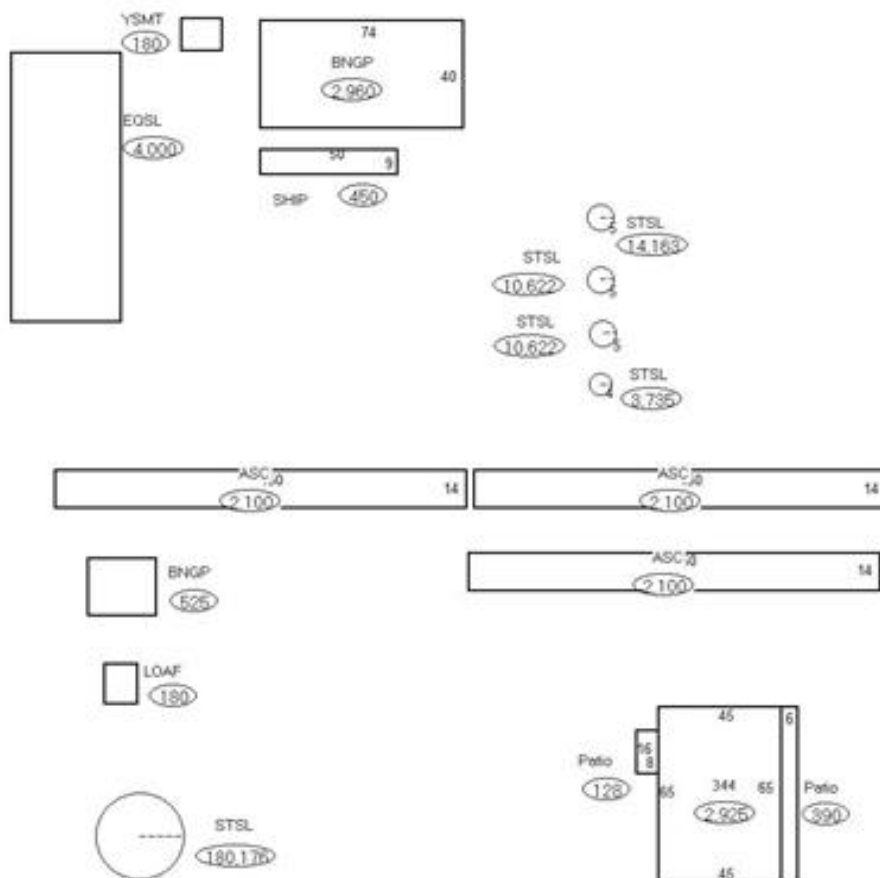
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Sketch Image

300002223



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		40	344	2,925	1.000	2,925
2	M	PATC		40	Patio	390	1.000	390
3	M	PATC		40	Patio	128	1.000	128
4	O	ASC		40	ASC	2,100	1.000	2,100
5	O	ASC		40	ASC	2,100	1.000	2,100
6	O	ASC		40	ASC	2,100	1.000	2,100
7	O	BNGP		40	BNGP	525	1.000	525
8	O	LOAF		40	LOAF	180	1.000	180
9	O	BNGP		40	BNGP	2,960	1.000	2,960
10	O	SHIP		40	SHIP	450	1.000	450
11	O	EQSL		40	EQSL	4,000	1.000	4,000
12	O	STSL		40	STSL	180,000	1.001	180,176
13	O	STSL		40	STSL	1,878	1.989	3,735
14	O	STSL		40	STSL	10,560	1.006	10,622
15	O	STSL		40	STSL	10,560	1.006	10,622
16	O	STSL		40	STSL	14,081	1.006	14,163
17	O	SHDS		40	YSMT	180	1.000	180
Total Building Area						2,925		2,925



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Account 300002223
Parcel ID 0000-03-27N-22W-2-001-00
Cadastral ID 0000-27N-22W-03-2-001-00

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

Building Data

Building ID 319
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,925
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 6
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 3 - Average
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 98.26
Wall Cost 16.23
HVAC Cost 17.77
Basement Cost 0.00
Total Base Cost 132.26
Total Area 2,925
Base RCN 386,861
Misc Impr Value 8,969

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 395,830
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (11,875)
Total RCNLD 383,955
Lump Sums
Total Building Value 383,955 \$ 131.27 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PATC	Patio - Covered		65x6	390	16.12		6,287
PATC	Patio - Covered		16x8	128	20.95		2,682
Total Misc Improvement							8,969



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 0000-03-27N-22W-2-001-00 2223 12/01/2020	EQSL	Equipment Shelter	100x40x16		Formed Metal	4,000
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (17.71 x 4,000)			70,840	7,792		63,048
 0000-03-27N-22W-2-001-00 2223 12/01/2020	STSL	Stor Tank Entry 4	10x10x24			14,081
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (1.32 x 14,081)			18,587	3,903		14,684
 0000-03-27N-22W-2-001-00 2223 12/01/2020	SHIP	Ship Cont @ Entryway	50x9x0			450
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (5.31 x 450)			2,390	669		1,721
 0000-03-27N-22W-1-002-00 2222 12/01/2020	ASC	Shelter in Pens 1 of 3 West	150x14x0		Formed Metal	2,100
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.09 x 2,100)			8,589	6,871		1,718
 0000-03-27N-22W-1-002-00 2222 12/01/2020	ASC	Shelter in Pens 2 of 3 West	150x14x0		Formed Metal	2,100
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.09 x 2,100)			8,589	6,871		1,718
 0000-03-27N-22W-1-002-00 2222 12/01/2020	ASC	Shelter in Pens 3 of 3 West	150x14x0		Formed Metal	2,100
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.09 x 2,100)			8,589	6,871		1,718
 0000-03-27N-22W-2-001-00 2223 12/01/2020	BNGP	Barn @ Wkg Chute West Side	25x21x8		Formed Metal	525
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (20.46 x 525)			10,742	6,660		4,082



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0000-03-27N-22W-2-001-00
2223 12/01/2020
LOAF Loading Shed - West Side 15x12x8 Dirt Formed Metal 180
Qual 3 Cond 3 Year 1990 Eff Age 36

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (6.38 x 180) 1,148 918 230



0000-03-27N-22W-2-001-00
2223 12/01/2020
BNGP Barn @ Entrance 74x40x14 Formed Metal 2,960
Qual 3 Cond 3 Year 1980 Eff Age 46

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (17.89 x 2,960) 52,954 36,538 16,416



0000-03-27N-22W-2-001-00
2223 12/01/2020
SHDS Yard Shed - Metal 15x12x0 180
Qual 4 Cond 4 Year 1980 Eff Age 37

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (23.87 x 180) 4,297 3,438 859



0000-03-27N-22W-2-001-00
2223 12/01/2020
STSL Stor Tank 32Dx30H 32x32x30 180,000
Qual 3 Cond 3 Year 1970 Eff Age 56

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (1.32 x 180,000) 237,600 190,080 47,520



0000-03-27N-22W-2-001-00
2223 12/01/2020
STSL Stor Tank Entry 1 8Dx10 8x8x10 1,878
Qual 3 Cond 3 Year 1970 Eff Age 56

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (3.29 x 1,878) 6,179 4,943 1,236



0000-03-27N-22W-2-001-00
2223 12/01/2020
STSL Stor Tank Entry 2 10Dx18H 10x10x18 10,560
Qual 3 Cond 3 Year 1970 Eff Age 56

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (1.27 x 10,560) 13,411 10,729 2,682



0000-03-27N-22W-2-001-00
2223 12/01/2020
STSL Stor Tank Entry 3 10Dx18H 10x10x18 10,560
Qual 3 Cond 3 Year 1970 Eff Age 56

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (1.27 x 10,560) 13,411 10,729 2,682



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FDBK	Feed Bunks - Linear Feet			0x0x0					12,421
Qual	3	Cond	3	Year	1970	Eff Age	56		
					0				

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (8.65 x 12,421)			107,442	85,954	21,488

BNV	FEED MILL NW ON ACCOUNT 2222			0x0x0					
Qual		Cond		Year		Eff Age			

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (0.00 x)					

Total Site Improvement Value 181,802



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	CR	11			4.325	56	56	242	242
QA	QUINLAN LOAM	NP	11			1.755	35	35	62	62
SD	SPUR LOAM	CR	70			5.698	356	356	2,030	2,030
SD	SPUR LOAM	NP	70			1.007	224	224	226	226
TD	TIVOLI FINE SAND	NP	13			54.471	42	42	2,266	2,266
TD	TIVOLI FINE SAND	CR	13			22.136	66	66	1,465	1,465
TE	TIVOLI-QUINLAN	CR	12			2.988	61	61	183	183
TE	TIVOLI-QUINLAN	NP	12			3.690	38	38	142	142
WD	WOODWARD-QUINLAN3-8%	CR	23			3.249	117	117	380	380
WD	WOODWARD-QUINLAN3-8%	NP	23			42.529	74	74	3,130	3,130
YA	YAHOLA FINE SANDY	CR	55			7.423	280	280	2,078	2,078
YA	YAHOLA FINE SANDY	NP	55			13.557	176	176	2,386	2,386
NP Totals						162.828			14,590	14,590
Total Agland						162.828			14,590	14,590