



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:22:37
Page 1

Assessment Data					Primary Image																																																											
Account 300002241 Parcel ID 0000-06-27N-22W-2-003-00 Cadastral ID 0000-27N-22W-06-2-003-00 Property Type REAL - Real Property Property Class RC VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13314 SOUTHWEST GAS OF OKLAHOMA, INC % KENNETH ATKIN PO BOX 335 LIBERAL KS 67905-0335 Parcel Location Situs US 183 HWY Subdivision Lot/Block / Parcel Size 1.32 - Acres Sec/Twn/Rng 6 / 27 / 22 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>OFFICE 5/23/2024</p>																																																											
Legal Description Lat/Long: 36.84131737 -99.62322861 SEC.6-27-22 TRACT IN LOT 4(TRACT IN NW4NW4) **LESS:																																																																
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	71,753	0	6,438	507.00																																																									
2024	2024-300002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	79,440	0	6,131	499.00																																																									
2023	2023-300002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	48,664	0	5,840	483.00																																																									
2022	2022-300002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	49,971	0	5,997	493.00																																																									
2021	2021-300002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	49,474	0	5,937	490.00																																																									
2020	2020-300002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	49,647	0	5,958	490.00																																																									
2019	2019-0002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	49,647		5,709	473.00																																																									
2018	2018-0002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	49,647		5,437	451.00																																																									
2017	2017-0002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	49,647		5,178	430.00																																																									
2016	2016-0002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	49,647		4,932	420.00																																																									
2015	2015-0002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	49,647		4,697	373.00																																																									
2014	2014-0002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	49,647		4,473	358.00																																																									
2013	2013-0002241	SOUTHWEST GAS OF OKLAHOMA, INC	102	54,247		4,261	339.00																																																									



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Date 02/06/2026
Time 06:22:37
Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.32		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	181 RURAL COMMERCIAL		
Value Method	Acre		
Base Lot Value	1.32 x 5,000.00 = 6,600		
Factor Value	0		
Adjustments			
Lot Value	6,600		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	30169
Total Building Area	512	Image Date	5/23/2024
Total Base Value	105,329	Name	0000-06-27N-22W-2-003-00_004.JPG
Modifier Value		Description	OFFICE
Misc Improvements			
Replacement Cost New	105,329		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	60,038		
Economic Depreciation			
RCNLD (All Sources)	60,038		
Depreciated Improvements			
Outbuilding Value	3,057		
Total Improvement Value	63,095		
Land Value	6,600		
Cost Approach Value	69,695 136.12/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	3,057
Miscellaneous Income		Land Value	6,600
Effective Gross Income (EGI)		Total Appraised Value	69,695 136.12/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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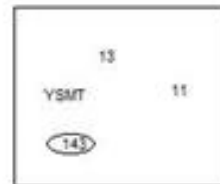
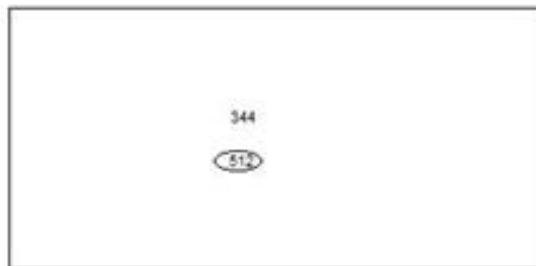
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Time 06:22:37

Page 3

Sketch Image

300002241



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		10	344	512	1.000	512
2	O	SHDS		10	YSWD	80	1.000	80
3	O	SHDS		10	YSMT	143	1.000	143
Total Building Area						512		512



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Page 4

Account 300002241
Parcel ID 0000-06-27N-22W-2-003-00
Cadastral ID 0000-27N-22W-06-2-003-00

Tax Area Code 102
Property Class RC
Owners Name SOUTHWEST GAS OF OKLAHOMA, INC

Building Data

Building ID 245
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 512
Average Perimeter 96
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1970
Effective Age 34
Construction Class 1 - Residential Stud Frame
Quality 5 - Very Good
Condition 5 - Very Good
Exterior Wall 96 - Stud Walls-Wood Siding
Heating/Cooling
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 138.01
Wall Cost 67.71
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 205.72
Total Area 512
Base RCN 105,329
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 105,329
Physical Depreciation 43%
Functional Depreciation
Total Depreciation 43% (45,291)
Total RCNLD 60,038
Lump Sums
Total Building Value 60,038 \$ 117.26 Per SqFt



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Page 5

300002241

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	15x15x6	Base	Composition Shingle	225
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (19.59 x 225)				4,408	1,851	2,557
	SHDS	Yard Shed - Metal	15x10x6	Dirt	Galvanized Metal	150
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (16.65 x 150)				2,498	1,998	500
Total Site Improvement Value						3,057