



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:22:48
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Assessment Data				Primary Image							
Account	300002254			No Image On File							
Parcel ID	0000-07-27N-22W-4-002-00										
Cadastral ID	0000-27N-22W-07-4-002-00										
Property Type	REAL - Real Property										
Property Class	E	VI Area	2								
Tax Area	102 - 4R-BUFFALO										
Name ID	13319										
TOWN OF BUFFALO											
BUFFALO OK 73834-0000											
Parcel Location											
Situs	727N22W42										
Subdivision											
Lot/Block	/	Parcel Size	5 - Acres								
Sec/Twn/Rng	7 / 27 / 22 / 4										
Neighborhood	1000 - COUNTY										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description Lat/Long: 36.83803833 -99.62819545				Building Permits							
SEC.7-27-22 TRACT IN SE4				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
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	24,592	0	12%	0	Assessed	0	0.00		
Year Frozen		Improvements	0	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	24,592	0		0	Total Taxable	0	0.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-300002254	TOWN OF BUFFALO	102	24,592	0		.00				
2024	2024-300002254	TOWN OF BUFFALO	102	24,592	0		.00				
2023	2023-300002254	TOWN OF BUFFALO	102	5	0		.00				
2022	2022-300002254	TOWN OF BUFFALO	102		0		.00				
2021	2021-300002254	TOWN OF BUFFALO	102		0		.00				
2020	2020-300002254	TOWN OF BUFFALO	102		0		.00				
2019	2019-0002254	TOWN OF BUFFALO	102				.00				
2018	2018-0002254	TOWN OF BUFFALO	102				.00				
2017	2017-0002254	TOWN OF BUFFALO	102				.00				
2016	2016-0002254	TOWN OF BUFFALO	102				.00				
2015	2015-0002254	TOWN OF BUFFALO	102				.00				
2014	2014-0002254	TOWN OF BUFFALO	102				.00				
2013	2013-0002254	TOWN OF BUFFALO	102				.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 4.9183</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 4.92 x 5,000.10 = 24,592</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 24,592</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 24,592</p> <p>Cost Approach Value 24,592</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 24,592</p> <p>Total Appraised Value 24,592</p>	