



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:22:50
 Page 1

Assessment Data				Primary Image						
Account	300002257			No Image On File						
Parcel ID	0000-08-27N-22W-3-001-00									
Cadastral ID	0000-27N-22W-08-3-001-00									
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	827N22W31									
Subdivision										
Lot/Block	/	Parcel Size	12.9 - Acres							
Sec/Twn/Rng	8 / 27 / 22 / 3									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.84504709 -99.84974576				Building Permits						
SEC.8-27-22 TRACT IN SW4				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	68,200	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	68,200	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	2025-300002257	TOWN OF BUFFALO			102	68,200	0		.00	
2024	2024-300002257	TOWN OF BUFFALO			102	68,200	0		.00	
2023	2023-300002257	TOWN OF BUFFALO			102		0		.00	
2022	2022-300002257	TOWN OF BUFFALO			102		0		.00	
2021	2021-300002257	TOWN OF BUFFALO			102		0		.00	
2020	2020-300002257	TOWN OF BUFFALO			102		0		.00	
2019	2019-0002257	TOWN OF BUFFALO			102				.00	
2018	2018-0002257	TOWN OF BUFFALO			102				.00	
2017	2017-0002257	TOWN OF BUFFALO			102				.00	
2016	2016-0002257	TOWN OF BUFFALO			102				.00	
2015	2015-0002257	TOWN OF BUFFALO			102				.00	
2014	2014-0002257	TOWN OF BUFFALO			102				.00	
2013	2013-0002257	TOWN OF BUFFALO			102				.00	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:22:50
Page 2

Lot Data	Primary Image									
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 13.64</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 13.64 x 5,000.00 = 68,200</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 68,200</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 68,200</p> <p>Cost Approach Value 68,200</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>	<table border="0"> <tr> <td>Selected Valuation Method</td> <td>Cost Approach</td> </tr> <tr> <td>Total Improvement Value</td> <td></td> </tr> <tr> <td>Land Value</td> <td>68,200</td> </tr> <tr> <td>Total Appraised Value</td> <td>68,200</td> </tr> </table>		Selected Valuation Method	Cost Approach	Total Improvement Value		Land Value	68,200	Total Appraised Value	68,200
Selected Valuation Method	Cost Approach									
Total Improvement Value										
Land Value	68,200									
Total Appraised Value	68,200									