



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:26:12
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Assessment Data				Primary Image					
Account	300002504			No Image On File					
Parcel ID	0000-12-27N-23W-3-005-00								
Cadastral ID	0000-27N-23W-12-3-005-00								
Property Type	REAL - Real Property								
Property Class	E	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	13433								
CITY OF BUFFALO & RANCH ACRES									
OK 00000-0000									
Parcel Location									
Situs	1227N23W35								
Subdivision									
Lot/Block	/	Parcel Size	493 - Acres						
Sec/Twn/Rng	12 / 27 / 23 / 3								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description				Building Permits					
SEC.12-27-23 BALANCE OF SECTION									
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	0	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	0	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	2025-300002504	CITY OF BUFFALO & RANCH ACRES	102		0		.00		
2024	2024-300002504	CITY OF BUFFALO & RANCH ACRES	102		0		.00		
2023	2023-300002504	CITY OF BUFFALO & RANCH ACRES	102		0		.00		
2022	2022-300002504	CITY OF BUFFALO & RANCH ACRES	102		0		.00		
2021	2021-300002504	CITY OF BUFFALO & RANCH ACRES	102		0		.00		
2020	2020-300002504	CITY OF BUFFALO & RANCH ACRES	102		0		.00		
2019	2019-0002504	CITY OF BUFFALO & RANCH ACRES	102				.00		
2018	2018-0002504	CITY OF BUFFALO & RANCH ACRES	102				.00		
2017	2017-0002504	CITY OF BUFFALO & RANCH ACRES	102				.00		
2016	2016-0002504	CITY OF BUFFALO & RANCH ACRES	102				.00		
2015	2015-0002504	CITY OF BUFFALO & RANCH ACRES	102				.00		
2014	2014-0002504	CITY OF BUFFALO & RANCH ACRES	102				.00		
2013	2013-0002504	CITY OF BUFFALO & RANCH ACRES	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</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 22 Exempt</p> <p>Value Method Acre</p> <p>Base Lot Value .00 x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</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</p> <p>Cost Approach Value</p>	<th data-bbox="704 884 1588 913">Image Information</th> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	Image Information
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</p> <p>Total Appraised Value</p>	