




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 | 300002519 | | | |  <p>OFFICE & VET CLINIC 5/9/2024</p> | | | | | | | | | |
| Parcel ID | 0000-12-27N-23W-4-001-00 | | | | | | | | | | | | | |
| Cadastral ID | 0000-27N-23W-12-4-001-00 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | RC | VI Area 2 | | | | | | | | | | | | |
| Tax Area | 102 - 4R-BUFFALO | | | | | | | | | | | | | |
| Name ID | 13443 | | | | | | | | | | | | | |
| BUFFALO VETERINARY CLINIC P.C. | | | | | | | | | | | | | | |
| PO BOX 560 BUFFALO OK 73834-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 710 S Hoy St | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 3.71 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 12 / 27 / 23 / 4 | | | | | | | | | | | | | |
| Neighborhood | 1000 - COUNTY | | | | | | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.83104285 -99.63212840 | | | | | | | | | | | | | | |
| SEC.12-27-23 TRACT 3.714 A | | | | | | | | | | | | | | |
| 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 colspan="5"> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Exemptions | | | | | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | |
| | | | | | / | BUFFALO VETERINARY CLINIC P.C. | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | |
| Remove Cap | | Land Value | 18,550 | 18,550 | 12% | 2,226 | Assessed | 15,660 | 1,233.07 | | | | | |
| Year Frozen | | Improvements | 111,952 | 111,952 | | 13,434 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | |
| TIF Project ID | 0 | Total Value | 130,502 | 130,502 | | 15,660 | Total Taxable | 15,660 | 1,233.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-300002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 130,502 | 0 | 15,660 | 1,233.00 | | | | | | | |
| 2024 | 2024-300002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 134,650 | 0 | 16,158 | 1,316.00 | | | | | | | |
| 2023 | 2023-300002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 94,918 | 0 | 8,314 | 688.00 | | | | | | | |
| 2022 | 2022-300002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 96,879 | 0 | 7,918 | 651.00 | | | | | | | |
| 2021 | 2021-300002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 72,761 | 0 | 7,540 | 623.00 | | | | | | | |
| 2020 | 2020-300002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 18,550 | 0 | 986 | 81.00 | | | | | | | |
| 2019 | 2019-0002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 18,550 | | 939 | 78.00 | | | | | | | |
| 2018 | 2018-0002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 18,550 | | 895 | 74.00 | | | | | | | |
| 2017 | 2017-0002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 18,550 | | 852 | 71.00 | | | | | | | |
| 2016 | 2016-0002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 18,550 | | 812 | 69.00 | | | | | | | |
| 2015 | 2015-0002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 18,550 | | 773 | 61.00 | | | | | | | |
| 2014 | 2014-0002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 18,550 | | 736 | 59.00 | | | | | | | |
| 2013 | 2013-0002519 | BUFFALO VETERINARY CLINIC P.C. | 102 | 22,260 | | 701 | 56.00 | | | | | | | |



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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 3.71</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 3.71 x 5,000.00 = 18,550</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 18,550</p> | |
| Cost Approach | |
| <p>Manual Date 07/2025</p> <p>Total Building Area 3,120</p> <p>Total Base Value 430,872</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 430,872</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 86,174</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 86,174</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 20,878</p> <p>Total Improvement Value 107,052</p> <p>Land Value 18,550</p> <p>Cost Approach Value 125,602 40.26/SqFt</p> | <p>Image Information</p> <p>Image ID 29933</p> <p>Image Date 5/9/2024</p> <p>Name 002.JPG</p> <p>Description OFFICE & VET CLINIC</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 20,878</p> <p>Land Value 18,550</p> <p>Total Appraised Value 125,602 40.26/SqFt</p> |



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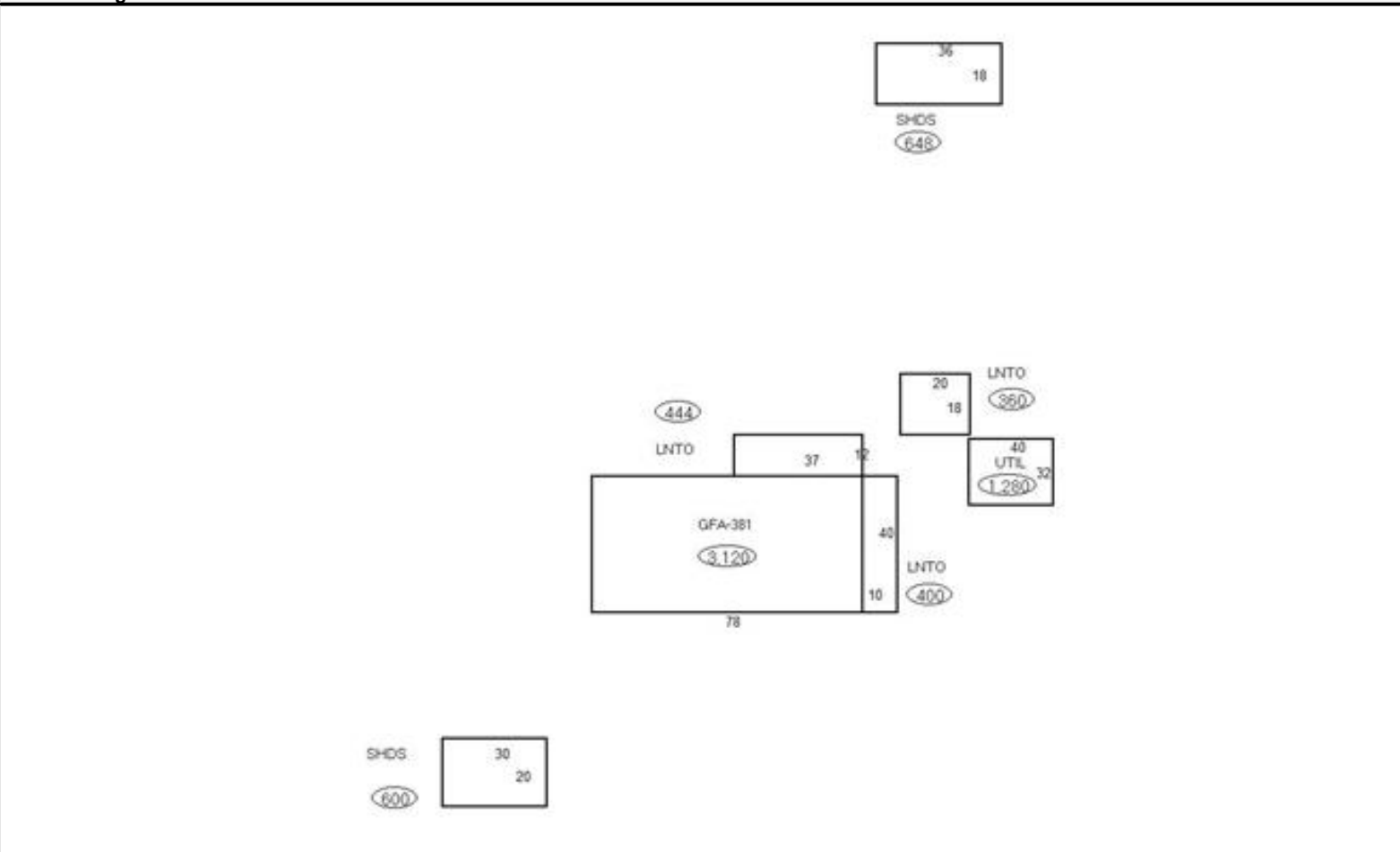
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | C | 381 | | 30 | GFA-381 | 3,120 | 1.000 | 3,120 |
| 2 | O | LNTO | | 30 | LNTO | 400 | 1.000 | 400 |
| 3 | O | LNTO | | 30 | LNTO | 444 | 1.000 | 444 |
| 4 | O | LNTO | | 30 | LNTO | 360 | 1.000 | 360 |
| 5 | O | SHDS | | 30 | SHDS | 648 | 1.000 | 648 |
| 6 | O | SHDS | | 30 | SHDS | 600 | 1.000 | 600 |
| 7 | O | UTIL | | 50 | UTIL | 1,280 | 1.000 | 1,280 |
| Total Building Area | | | | | | 3,120 | | 3,120 |



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Account 300002519
Parcel ID 0000-12-27N-23W-4-001-00
Cadastral ID 0000-27N-23W-12-4-001-00

Tax Area Code 102
Property Class RC
Owners Name BUFFALO VETERINARY CLINIC P.C.

Building Data

Building ID 26
Building Sequence 1
Occupancy 1 381 Veterinary Hospital 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,120
Average Perimeter 236
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1976
Effective Age 50
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 9 - Ind Thu-Wall Heat Pump
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 106.45
Wall Cost 19.31
HVAC Cost 12.34
Basement Cost 0.00
Total Base Cost 138.10
Total Area 3,120
Base RCN 430,872
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 430,872
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (344,698)
Total RCNLD 86,174
Lump Sums
Total Building Value 86,174 \$ 27.62 Per SqFt



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|-------------------------------------|---------------------------|---------------------------------------|-----------------------|------------|------------------------------|---------------|
| | PAVA | Paving - Asphalt Drive | 167x75x0 | | | 12,525 |
| | Qual | 3 | Cond 3 | Year 2015 | Eff Age 11 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (% Phys/ % Func) | |
| | Base Cost (2.32 x 12,525) | | | 29,058 | 23,246 | 5,812 |
| | LNT0 | Lean To - Attached East Side | 40x10x10 | | Galvanized Metal | 400 |
| | Qual | 3 | Cond 3 | Year 2000 | Eff Age 26 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (% Phys/ % Func) | |
| | Base Cost (8.08 x 400) | | | 3,232 | 2,586 | 646 |
| | LNT0 | Lean To - Attached North Side | 37x12x10 | | Galvanized Metal | 444 |
| | Qual | 3 | Cond 3 | Year 2000 | Eff Age 26 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (% Phys/ % Func) | |
| | Base Cost (7.89 x 444) | | | 3,503 | 2,802 | 701 |
| | LNT0 | Lean To - Attached East of North Bldg | 20x18x10 | | Galvanized Metal | 360 |
| | Qual | 3 | Cond 3 | Year 2000 | Eff Age 26 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (% Phys/ % Func) | |
| | Base Cost (8.08 x 360) | | | 2,909 | 2,327 | 582 |
| | SHDS | Shed - Small - Horse lot North | 36x18x10 | Dirt | Galvanized Metal | 648 |
| | Qual | 3 | Cond 3 | Year 2000 | Eff Age 26 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (% Phys/ % Func) | |
| | Base Cost (12.24 x 648) | | | 7,932 | 5,552 | 2,380 |
| | SHDS | Shed - Horse Stalls by Hwy | 30x20x14 | Dirt | Galvanized Metal | 600 |
| | Qual | 3 | Cond 3 | Year 2000 | Eff Age 26 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (% Phys/ % Func) | |
| | Base Cost (13.29 x 600) | | | 7,974 | 5,582 | 2,392 |
| | UTIL | Utility Building | 40x32x10 | Concrete | Formed Metal | 1,280 |
| | Qual | 3 | Cond 3 | Year 1970 | Eff Age 56 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (% Phys/ % Func) | |
| | Base Cost (27.23 x 1,280) | | | 34,854 | 26,489 | 8,365 |
| Total Site Improvement Value | | | | | | 20,878 |