



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:28:46  
 Page 1

Assessment Data					Primary Image									
Account	300002682													
Parcel ID	0000-10-27N-24W-4-004-00													
Cadastral ID	0000-27N-24W-10-4-004-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	13319													
TOWN OF BUFFALO														
BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	18244 EW 128 RD													
Subdivision														
Lot/Block	/	Parcel Size	39 - Acres											
Sec/Twn/Rng	10 / 27 / 24 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.82972950 -99.80770902														
<b>Building Permits</b>														
SEC. 10-27-24 SE4SE4														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	TOWN OF BUFFALO													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,720	0	12%	0	Assessed	0	0.00					
Year Frozen		Improvements	53,440	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	59,160	0		0	Total Taxable	0	0.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002682	TOWN OF BUFFALO	102	59,160	0			.00						
2024	2024-300002682	TOWN OF BUFFALO	102	58,901	0			.00						
2023	2023-300002682	TOWN OF BUFFALO	102	58,578	0			.00						
2022	2022-300002682	TOWN OF BUFFALO	102	40,314	0			.00						
2021	2021-300002682	TOWN OF BUFFALO	102		0			.00						
2020	2020-300002682	TOWN OF BUFFALO	102		0			.00						
2019	2019-0002682	TOWN OF BUFFALO	102					.00						
2018	2018-0002682	TOWN OF BUFFALO	102					.00						
2017	2017-0002682	TOWN OF BUFFALO	102					.00						
2016	2016-0002682	TOWN OF BUFFALO	102					.00						
2015	2015-0002682	TOWN OF BUFFALO	102					.00						
2014	2014-0002682	TOWN OF BUFFALO	102					.00						
2013	2013-0002682	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 06:28:46  
Page 2

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</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 .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 52,532</p> <p>Total Improvement Value 52,532</p> <p>Land Value</p> <p>Cost Approach Value 52,532</p>	<p><b>Image Information</b></p> <p>Image ID 17142</p> <p>Image Date 10/15/2021</p> <p>Name 0000-10-27N-24W-4-004-00-001-000-001.jpg</p> <p>Description CLUBHOUSE</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 52,532</p> <p>Land Value</p> <p>Total Appraised Value 58,252</p>



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

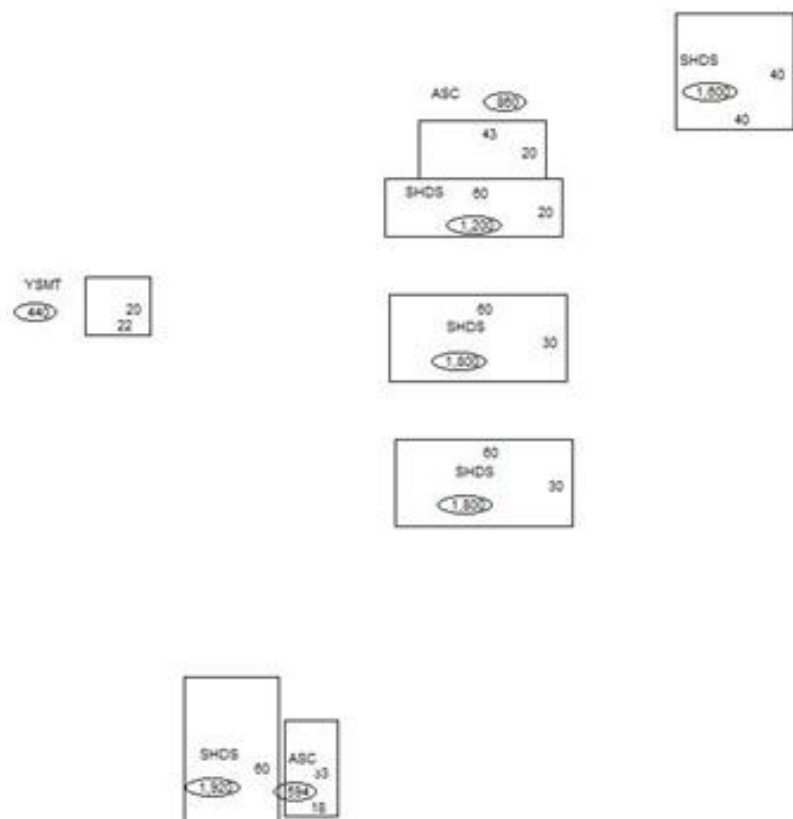
Date 02/06/2026

Time 06:28:46

Page 3

Sketch Image

300002682



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	SHDS		50	SHDS	1,800	1.000	1,800
2	O	SHDS		50	YSMT	440	1.000	440
3	O	SHDS		50	SHDS	1,600	1.000	1,600
4	O	ASC		50	ASC	860	1.000	860
5	O	SHDS		50	SHDS	1,800	1.000	1,800
6	O	SHDS		50	SHDS	1,920	1.000	1,920
7	O	SHDS		50	SHDS	1,200	1.000	1,200
8	O	ASC		50	ASC	594	1.000	594

Total Building Area



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 06:28:46

Page 4

300002682

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 0000-10-27N-24W-4-004-00 06/13/2017	SHDS	Shed - Small	40x40x8	Base	Formed Metal	1,600
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (17.53 x 1,600)			28,048	11,780	16,268
 0000-10-27N-24W-4-004-00 06/13/2017	ASC	Awning/Shelter/Carport	43x20x8		Galvanized Metal	860
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (4.09 x 860)			3,517	1,161	2,356
 0000-10-27N-24W-4-004-00 06/13/2017	ASC	Awning/Shelter/Carport	33x18x8		Galvanized Metal	594
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (4.09 x 594)			2,429	802	1,627
 0000-10-27N-24W-4-004-00 06/13/2017	SHDS	Shed - Small	60x30x10	Base	Formed Metal	1,800
	Qual	2.25	Cond 3	Year 2015	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (15.09 x 1,800)			27,162	11,951	15,211
 0000-10-27N-24W-4-004-00 06/13/2017	SHDS	Yard Shed - Metal	20x22x8	Base	Galvanized Metal	440
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (16.66 x 440)			7,330	4,765	2,565
 0000-10-27N-24W-4-004-00 06/13/2017	SHDS	Shed - Small	60x30x10	Base	Formed Metal	1,800
	Qual	1	Cond 1	Year 1970	Eff Age 78	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (11.64 x 1,800)			20,952	16,762	4,190
 0000-10-27N-24W-4-004-00 06-13-2017	SHDS	Shed - Small	60x32x10	Base	Galvanized Metal	1,920
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (16.53 x 1,920)			31,738	25,390	6,348



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:28:46  
Page 5



SHDS	Shed - Small	60x20x10	Base	Galvanized Metal	1,200
Qual	3	Cond 3	Year 1970	Eff Age 56	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (16.53 x 1,200)		19,836	15,869	3,967
<b>Total Site Improvement Value</b>				<b>52,532</b>



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:28:46  
Page 6

### Agland Inventory

300002682

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			4.875	106	106	515	515
MD	MANSKER LOAM 1-3%	NP	39			13.731	125	125	1,714	1,714
MG	MANSKER-POTTER 5-20%	NP	15			6.123	48	48	294	294
SC	SPUR CLAY LOAM	NP	70			14.272	224	224	3,197	3,197
<b>NP Totals</b>						39.000			5,720	5,720
<b>Total Agland</b>						39.000			5,720	5,720