



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:37:27
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Assessment Data				Primary Image						
Account	300003300			No Image On File						
Parcel ID	0000-31-28N-22W-2-001-00									
Cadastral ID	0000-28N-22W-31-2-001-00									
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	3128N22W21									
Subdivision										
Lot/Block	/	Parcel Size	40 - Acres							
Sec/Twn/Rng	31 / 28 / 22 / 2									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.85967162 -99.59815455				Building Permits						
SEC. 31-28-22 TRACT IN LOTS 1-2				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	161,035	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	161,035	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	2025-300003300	TOWN OF BUFFALO			102	161,035	0		.00	
2024	2024-300003300	TOWN OF BUFFALO			102	161,035	0		.00	
2023	2023-300003300	TOWN OF BUFFALO			102	32	0		.00	
2022	2022-300003300	TOWN OF BUFFALO			102		0		.00	
2021	2021-300003300	TOWN OF BUFFALO			102		0		.00	
2020	2020-300003300	TOWN OF BUFFALO			102		0		.00	
2019	2019-0003300	TOWN OF BUFFALO			102				.00	
2018	2018-0003300	TOWN OF BUFFALO			102				.00	
2017	2017-0003300	TOWN OF BUFFALO			102				.00	
2016	2016-0003300	TOWN OF BUFFALO			102				.00	
2015	2015-0003300	TOWN OF BUFFALO			102				.00	
2014	2014-0003300	TOWN OF BUFFALO			102				.00	
2013	2013-0003300	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 32.2069</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 32.21 x 5,000.02 = 161,035</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 161,035</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 161,035</p> <p>Cost Approach Value 161,035</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 161,035</p> <p>Total Appraised Value 161,035</p>	