



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 300003316 Parcel ID 0000-34-28N-22W-3-001-00 Cadastral ID 0000-28N-22W-34-3-001-00 Property Type REAL - Real Property Property Class RC VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13301 BUFFALO FEEDERS, LLC PO BOX 409 BUFFALO OK 73834-0000 Parcel Location Situs 3428N22W31 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 34 / 28 / 22 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-34-28N-22W-3-001-00 04/29/24</p>				
Legal Description Lat/Long: 36.86683062 -99.54377045					FEED BUNKS 4/30/2024				
SEC.34-28-22 S2SW4 A KS LIMITED LIABILITY CO BOOK 502 PAGE 852					Building Permits				
					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	5,888	5,888	12%	707	Assessed	1,202	94.65
Year Frozen		Improvements	4,123	4,123		495	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	10,011	10,011		1,202	Total Taxable	1,202	95.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003316	BUFFALO FEEDERS, LLC	102	10,011	0	1,202	95.00		
2024	2024-300003316	BUFFALO FEEDERS, LLC	102	10,130	0	1,192	97.00		
2023	2023-300003316	BUFFALO FEEDERS, LLC	102	9,454	0	1,135	94.00		
2022	2022-300003316	BUFFALO FEEDERS, LLC	102	9,610	0	1,153	95.00		
2021	2021-300003316	BUFFALO FEEDERS, LLC	102	9,610	0	1,153	95.00		
2020	2020-300003316	BUFFALO FEEDERS, LLC	102	6,044	0	725	60.00		
2019	2019-0003316	BUFFALO FEEDERS, LLC	102	6,044		725	60.00		
2018	2018-0003316	BUFFALO FEEDERS, LLC	102	6,044		725	60.00		
2017	2017-0003316	BUFFALO FEEDERS, LLC	102	6,044		725	60.00		
2016	2016-0003316	BUFFALO FEEDERS, LLC.	102	6,044		725	62.00		
2015	2015-0003316	BUFFALO FEEDERS, LLC.	102	6,044		725	58.00		
2014	2014-0003316	BUFFALO FEEDERS, LLC.	102	6,044		725	58.00		
2013	2013-0003316	BUFFALO FEEDERS, LLC.	102	6,044		725	58.00		



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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 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value 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 3,976</p> <p>Total Improvement Value 3,976</p> <p>Land Value</p> <p>Cost Approach Value 3,976</p>	<th data-bbox="703 884 1588 909">Image Information</th>		
	<p>Image ID 29661</p> <p>Image Date 4/30/2024</p> <p>Name 001.JPG</p> <p>Description FEED BUNKS</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 3,976</p> <p>Land Value</p> <p>Total Appraised Value 9,864</p>		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FDBK	Feed Bunks - Linear Feet	0x0x0			2,298
	Qual 3	Cond 3	Year 1995	Eff Age 31		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (8.65 x 2,298)		19,878	15,902	3,976
Total Site Improvement Value						3,976



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
WD	WOODWARD-QUINLAN3-8%	NP	23			80.000	74	74	5,888	5,888
NP Totals						80.000			5,888	5,888
Total Agland						80.000			5,888	5,888