



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 300003991 Parcel ID 0000-19-29N-22W-3-001-00 Cadastral ID 0000-29N-22W-19-3-001-00 Property Type REAL - Real Property Property Class RC VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 14073 O-K CALF FEEDERS, INC. % HARRY DAVIS P O BOX 330 BUFFALO OK 73834-0000 Parcel Location Situs 270 US HIGHWAY Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 19 / 29 / 22 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO				<p>0000-19-29N-22W-3-001-00 05/21/24</p>													
OFFICE 5/23/2024																	
Legal Description Lat/Long: 36.97666737 -99.62443645				Building Permits													
SEC.19-29-22 LOT 3 AND LOT 4; NE4SW4; SE4SW4				<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> </td> <td> </td> <td> </td> <td> </td> <td> </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								

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	207,913	176,856	12%	21,223	Assessed	31,447	2,476.14
Year Frozen		Improvements	699,795	85,199		10,224	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	907,708	262,055		31,447	Total Taxable	31,447	2,476.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300003991	O-K CALF FEEDERS, INC.	102	907,708	0	29,949	2,358.00	
2024	2024-300003991	O-K CALF FEEDERS, INC.	102	923,927	0	28,524	2,323.00	
2023	2023-300003991	O-K CALF FEEDERS, INC.	102	226,376	0	27,165	2,247.00	
2022	2022-300003991	O-K CALF FEEDERS, INC.	102	215,596	0	25,871	2,128.00	
2021	2021-300003991	O-K CALF FEEDERS, INC.	102	6,669	0	800	66.00	
2020	2020-300003991	O-K CALF FEEDERS, INC.	102	6,669	0	800	66.00	
2019	2019-0003991	O-K CALF FEEDERS, INC.	102	6,669		800	66.00	
2018	2018-0003991	O-K CALF FEEDERS, INC.	102	6,669		800	66.00	
2017	2017-0003991	O-K CALF FEEDERS, INC.	102	6,669		800	67.00	
2016	2016-0003991	O-K CALF FEEDERS, INC.	102	6,669		800	68.00	
2015	2015-0003991	O-K CALF FEEDERS, INC.	102	6,669		800	64.00	
2014	2014-0003991	O-K CALF FEEDERS, INC.	102	6,669		800	64.00	
2013	2013-0003991	O-K CALF FEEDERS, INC.	102	6,669		800	64.00	



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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 40</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 40.00 x 5,000.00 = 200,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 200,000</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 685,235</p> <p>Total Improvement Value 685,235</p> <p>Land Value 200,000</p> <p>Cost Approach Value 885,235</p>	<p>Image Information</p> <p>Image ID 30282</p> <p>Image Date 5/23/2024</p> <p>Name 0000-19-29N-22W-3-001-00_007.JPG</p> <p>Description OFFICE</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 685,235</p> <p>Land Value 200,000</p> <p>Total Appraised Value 893,148</p>	



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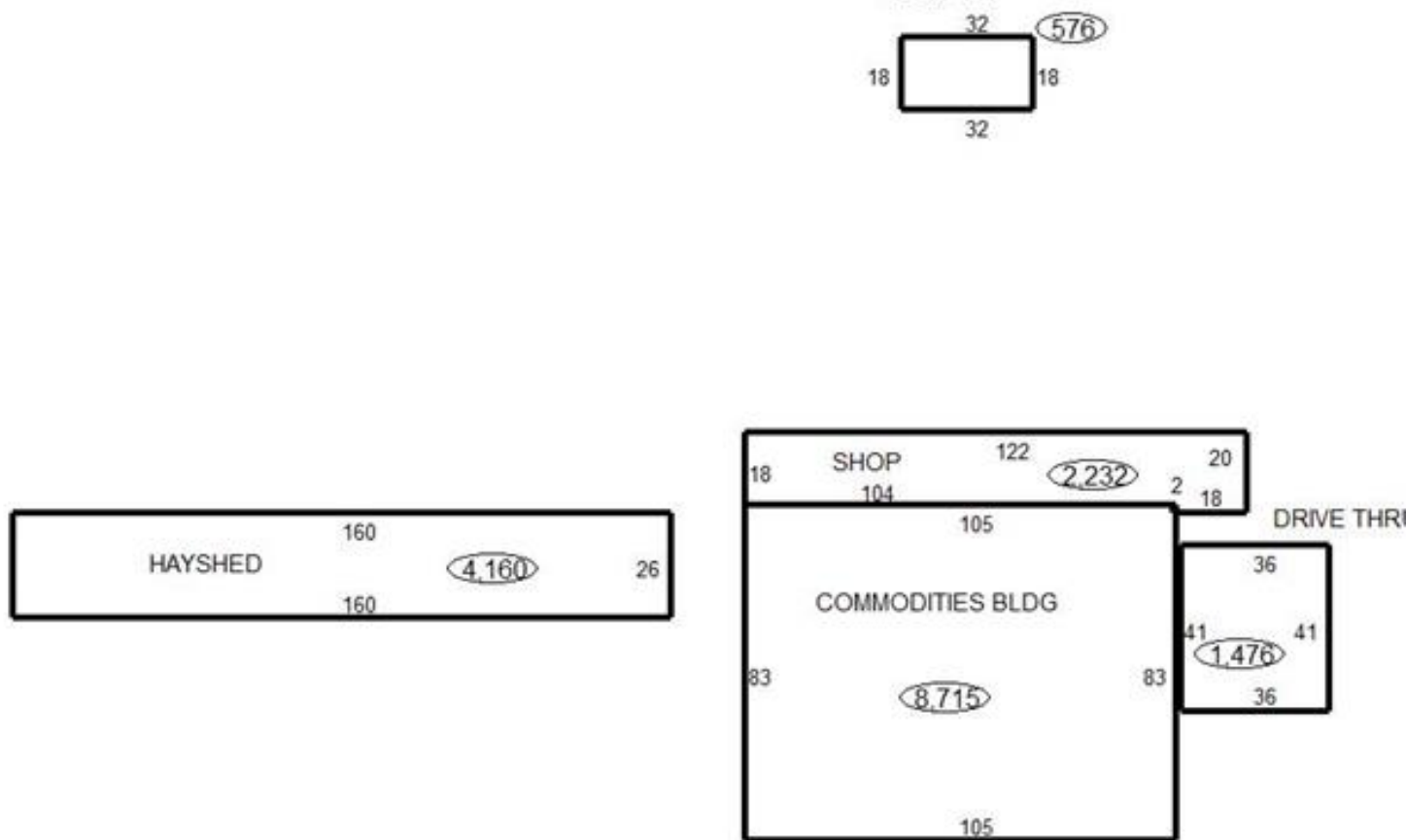
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	EQSL		25	COMMODITIES BLDG	8,715	1.000	8,715
2	O	UTIL		25	SHOP	2,232	1.000	2,232
3	O	CNCM		25	DRIVE THRU DUMP	1,476	1.000	1,476
4	O	HAYS		25	DUMP PIT	576	1.000	576
5	O	HAYS		25	HAYSHED	4,160	1.000	4,160

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	SHIPPING CONTAINER	20x8x8	Dirt		160
	Qual 4	Cond 4	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (20.18 x 160)			3,229	452	2,777
 <small>0000-19-29N-22W-3-003-00 12-1-2020 43993 ADD CONTAINER FOR 2020</small>	SHDS	Yard Shed - Metal / SHIPPING CONTAINER	20x8x8	Dirt		160
	Qual 3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (18.34 x 160)			2,934	557	2,377
	HAYS	SHELTER DUMP PIT	32x18x20	Concrete	Formed Metal	576
	Qual 4	Cond 4	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (18.71 x 576)			10,777	3,880	6,897
	HAYS	Hay Shed Open Sides	160x26x16	Dirt	Galvanized Metal	4,160
	Qual 4	Cond 4	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (10.51 x 4,160)			43,722	15,740	27,982
	GLNP	Grain Leg - No Pit / MILL LEGS X AL LEGS	0x0x0			900
	Qual 4	Cond 4	Year 2004	Eff Age 22		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (390.63 x 900)			351,567		351,567
	EQSL	Equipment Shelter	105x83x20	Concrete	Formed Metal	8,715
	Qual 4	Cond 4	Year 2004	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (24.00 x 8,715)			209,160	89,939	119,221
	PACN	CONCRETE BUNKER	160x60x10	Concrete		7,540
	Qual 6	Cond 6	Year 2004	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (5.91 x 7,540)			44,561	22,726	21,835



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UTIL	Utility Building				122x18x20	Concrete	Galvanized Metal	2,196
Qual	4	Cond	4	Year	2004	Eff Age	18	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (30.07 x 2,196)		66,034	28,395	37,639



CNCM	Canopy - DRIVE THRU				41x36x14	Concrete	Galvanized Metal	1,476
Qual	4	Cond	4	Year	2004	Eff Age	18	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (30.66 x 1,476)		45,254	15,386	29,868



GLVC	OLD MILL & HOPPER BOTTOMS				30x30x20	Concrete	Galvanized Metal	14,458
Qual	3	Cond	3	Year	1988	Eff Age	38	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.92 x 14,458)		85,589	65,904	19,685



SCLV	Scales - Livestock				60x20x0	Concrete		1
Qual	5	Cond	5	Year	1980	Eff Age	28	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (15,759.41 x 1)		15,759	9,613	6,146



FDBK	Feed Bunks - Linear Feet 31500'				0x0x0	Concrete		2,800
Qual	4	Cond	4	Year	1980	Eff Age	37	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (10.84 x 2,800)		30,352		30,352



SHDS	Shed - Small / OFFICE				40x22x8	Plank	Composition Shingle	880
Qual	4	Cond	5	Year	1980	Eff Age	28	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (19.95 x 880)		17,556	12,816	4,740



EQSH	Equipment Shed BY PENS				45x35x14	Dirt	Galvanized Metal	1,575
Qual	3	Cond	3	Year	1980	Eff Age	46	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (16.22 x 1,575)		25,547	17,627	7,920



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BNV Lean To - Attached TO EQUIP SHED 35x10x10 Dirt Galvanized Metal 350
Qual 3 Cond 3 Year 1980 Eff Age

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (0.00 x 350)



EQSH Equipment Shed 60x45x14 Concrete Galvanized Metal 2,700
Qual 3 Cond 3 Year 1980 Eff Age 46

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (19.39 x 2,700) 52,353 36,124 16,229



BNV Shed - Small MILL 24x16x14 Galvanized Metal 384
Qual 3 Cond 3 Year 1980 Eff Age

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (0.00 x 384)

Total Site Improvement Value 685,235



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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
QA	QUINLAN LOAM	CR	11			2.610	56	56	146	146
QA	QUINLAN LOAM	NP	11			11.405	35	35	401	401
QC	QUINLAN-WDWARD 5-12%	CR	14			7.320	71	71	522	522
QC	QUINLAN-WDWARD 5-12%	NP	14			64.755	45	45	2,901	2,901
WB	WOODWARD 3-8%	NP	33			13.309	106	106	1,405	1,405
WB	WOODWARD 3-8%	CR	33			6.964	168	168	1,170	1,170
WD	WOODWARD-QUINLAN3-8%	CR	23			8.376	117	117	981	981
WD	WOODWARD-QUINLAN3-8%	NP	23			5.260	74	74	387	387
NP Totals						120.000			7,913	7,913
Total Agland						120.000			7,913	7,913