



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:53:09
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Assessment Data				Primary Image					
Account	300004463			No Image On File					
Parcel ID	0010-00-008-007-0-001-00								
Cadastral ID	0010-008-007-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	E	VI Area	3						
Tax Area	102 - 4R-BUFFALO								
Name ID	14224								
TOWN OF BUFFALO									
PO BOX 439 BUFFALO OK 73834-0000									
Parcel Location									
Situs	DS DOBY								
Subdivision	DOBY SPRINGS								
Lot/Block	0007 / 0008	Parcel Size	.08 - Acres						
Sec/Twn/Rng	/ / /								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.82716902 -99.76904085				Building Permits					
DOBY SPRINGS BLOCK 8; LOT 7 BK 469 PG 415				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					739/270	THRASHER FAMILY, LLC.	08/22/2018		0 01
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	408	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	408	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	2025-300004463	TOWN OF BUFFALO			102	408	0		.00
2024	2024-300004463	TOWN OF BUFFALO			102	408	0		.00
2023	2023-300004463	TOWN OF BUFFALO			102	8	0		.00
2022	2022-300004463	TOWN OF BUFFALO			102	8	0		.00
2021	2021-300004463	TOWN OF BUFFALO			102	8	0		.00
2020	2020-300004463	TOWN OF BUFFALO			102	8	0		.00
2019	2019-0004463	TOWN OF BUFFALO			102	8			.00
2018	2018-0004463	THRASHER FAMILY, L.L.C.			102	8		1	.00
2017	2017-0004463	THRASHER FAMILY, L.L.C.			102	8		1	.00
2016	2016-0004463	THRASHER FAMILY, L.L.C.			102	8		1	.00
2015	2015-0004463	THRASHER FAMILY, L.L.C.			102	8		1	.00
2014	2014-0004463	THRASHER FAMILY, L.L.C.			102	8		1	.00
2013	2013-0004463	THRASHER FAMILY, L.L.C.			102	8		1	.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 0.08</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 .08 x 5,000.00 = 400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 400</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 400</p> <p>Cost Approach Value 400</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 400</p> <p>Total Appraised Value 408</p>	



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Agland Inventory

300004463

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			.080	106	106	8	8
NP Totals						0.080			8	8
Total Agland						0.080			8	8