



# 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  | 300004486                |                 |               | No Image On File |             |               |               |             |      |  |  |
| Parcel ID  | 0010-00-013-007-0-001-00 |                 |               |                  |             |               |               |             |      |  |  |
| Cadastral ID   | 0010-013-007-00-0-001-00 |                 |               |                  |             |               |               |             |      |  |  |
| 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                                |                          |                 |               |                  |             |               |               |             |      |  |  |
| Parcel Location                                      |                          |                 |               |                  |             |               |               |             |      |  |  |
| Situs  | DS DOBY                  |                 |               |                  |             |               |               |             |      |  |  |
| Subdivision  | DOBY SPRINGS             |                 |               |                  |             |               |               |             |      |  |  |
| Lot/Block  | 0007 / 0013              | Parcel Size     | 1.285 - Acres |                  |             |               |               |             |      |  |  |
| Sec/Twn/Rng  | / / /                    |                 |               |                  |             |               |               |             |      |  |  |
| Neighborhood   | 1000 - COUNTY            |                 |               |                  |             |               |               |             |      |  |  |
| School District                                      | 4-BUFFAL - 4-BUFFALO     |                 |               |                  |             |               |               |             |      |  |  |
| Legal Description Lat/Long: 36.82501150 -99.78006977 |                          |                 |               | Building Permits |             |               |               |             |      |  |  |
| DOBY SPRINGS BLOCK 13 LOTS 7 THRU 16;19 THRU 24      |                          |                 |               | 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      | 6,560         | 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     | 6,560         | 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   | 2025-300004486           | TOWN OF BUFFALO | 102           | 6,560            | 0           |               | .00           |             |      |  |  |
| 2024   | 2024-300004486           | TOWN OF BUFFALO | 102           | 6,560            | 0           |               | .00           |             |      |  |  |
| 2023   | 2023-300004486           | TOWN OF BUFFALO | 102           | 135              | 0           |               | .00           |             |      |  |  |
| 2022   | 2022-300004486           | TOWN OF BUFFALO | 102           | 135              | 0           |               | .00           |             |      |  |  |
| 2021   | 2021-300004486           | TOWN OF BUFFALO | 102           | 135              | 0           |               | .00           |             |      |  |  |
| 2020   | 2020-300004486           | TOWN OF BUFFALO | 102           | 135              | 0           |               | .00           |             |      |  |  |
| 2019   | 2019-0004486             | TOWN OF BUFFALO | 102           | 135              |             |               | .00           |             |      |  |  |
| 2018   | 2018-0004486             | TOWN OF BUFFALO | 102           | 135              |             |               | .00           |             |      |  |  |
| 2017   | 2017-0004486             | TOWN OF BUFFALO | 102           | 135              |             |               | .00           |             |      |  |  |
| 2016   | 2016-0004486             | TOWN OF BUFFALO | 102           | 135              |             |               | .00           |             |      |  |  |
| 2015   | 2015-0004486             | TOWN OF BUFFALO | 102           | 135              |             |               | .00           |             |      |  |  |
| 2014   | 2014-0004486             | TOWN OF BUFFALO | 102           | 135              |             |               | .00           |             |      |  |  |
| 2013   | 2013-0004486             | TOWN OF BUFFALO | 102           | 135              |             |               | .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 1.285</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 1.29 x 5,000.00 = 6,425</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,425</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 6,425</p> <p>Cost Approach Value 6,425</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 &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</p> <p>Land Value 6,425</p> <p>Total Appraised Value 6,560</p> |  |



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### Agland Inventory

300004486

| Soi                 | Description         | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---------------------|---------------------|----------|-----|----------|----------|-------|----------|----------|-----------|--------------|
| LD                  | LOAMY ALLUVIAL LAND | NP       | 33  |          |          | 1.280 | 106      | 106      | 135       | 135          |
| <b>NP Totals</b>    |                     |          |     |          |          | 1.280 |          |          | 135       | 135          |
| <b>Total Agland</b> |                     |          |     |          |          | 1.280 |          |          | 135       | 135          |