



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:53:31  
 Page 1

Assessment Data				Primary Image						
Account	300004488			No Image On File						
Parcel ID	0010-00-014-001-0-001-00									
Cadastral ID	0010-014-001-00-0-001-00									
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	0001 / 0014	Parcel Size	1.526 - Acres							
Sec/Twn/Rng	/ / /									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.82911200 -99.76912241				Building Permits						
DOBY SPRINGS BLOCK 14 LOTS 1 THRU 7; 9; 11 THRU 15; 17 THRU 22				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	7,081	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	7,081	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	2025-300004488	TOWN OF BUFFALO	102	7,081	0		.00			
2024	2024-300004488	TOWN OF BUFFALO	102	7,081	0		.00			
2023	2023-300004488	TOWN OF BUFFALO	102	161	0		.00			
2022	2022-300004488	TOWN OF BUFFALO	102	161	0		.00			
2021	2021-300004488	TOWN OF BUFFALO	102	161	0		.00			
2020	2020-300004488	TOWN OF BUFFALO	102	161	0		.00			
2019	2019-0004488	TOWN OF BUFFALO	102	161			.00			
2018	2018-0004488	TOWN OF BUFFALO	102	161			.00			
2017	2017-0004488	TOWN OF BUFFALO	102	161			.00			
2016	2016-0004488	TOWN OF BUFFALO	102	161			.00			
2015	2015-0004488	TOWN OF BUFFALO	102	161			.00			
2014	2014-0004488	TOWN OF BUFFALO	102	161			.00			
2013	2013-0004488	TOWN OF BUFFALO	102	161			.00			



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Page 2

Lot Data	Primary Image		
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 1.384</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 1.38 x 5,000.00 = 6,920</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,920</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 6,920</p> <p>Cost Approach Value 6,920</p>	<th data-bbox="704 884 1588 911">Image Information</th>		Image Information
	<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 6,920</p> <p>Total Appraised Value 7,081</p>		



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Time 06:53:31  
Page 3

### Agland Inventory

300004488

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			1.520	106	106	161	161
<b>NP Totals</b>						1.520			161	161
<b>Total Agland</b>						1.520			161	161