



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:53:36
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Assessment Data				Primary Image							
Account	300004494			No Image On File							
Parcel ID	0010-00-015-002-0-001-00										
Cadastral ID	0010-015-002-00-0-001-00										
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	0002 / 0015	Parcel Size	.803 - Acres								
Sec/Twn/Rng	/ / /										
Neighborhood	1000 - COUNTY										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description Lat/Long: 36.82492030 -99.77114016				Building Permits							
DOBY SPRINGS BLOCK 15 LOTS 2 THRU 11				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	4,099	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	4,099	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	2025-300004494	TOWN OF BUFFALO	102	4,099	0		.00				
2024	2024-300004494	TOWN OF BUFFALO	102	4,099	0		.00				
2023	2023-300004494	TOWN OF BUFFALO	102	84	0		.00				
2022	2022-300004494	TOWN OF BUFFALO	102	84	0		.00				
2021	2021-300004494	TOWN OF BUFFALO	102	84	0		.00				
2020	2020-300004494	TOWN OF BUFFALO	102	84	0		.00				
2019	2019-0004494	TOWN OF BUFFALO	102	84			.00				
2018	2018-0004494	TOWN OF BUFFALO	102	84			.00				
2017	2017-0004494	TOWN OF BUFFALO	102	84			.00				
2016	2016-0004494	TOWN OF BUFFALO	102	84			.00				
2015	2015-0004494	TOWN OF BUFFALO	102	84			.00				
2014	2014-0004494	TOWN OF BUFFALO	102	84			.00				
2013	2013-0004494	TOWN OF BUFFALO	102	84			.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 0.803</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 .80 x 5,000.00 = 4,015</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,015</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 4,015</p> <p>Cost Approach Value 4,015</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 4,015</p> <p>Total Appraised Value 4,099</p>	



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Agland Inventory

300004494

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			.800	106	106	84	84
NP Totals						0.800			84	84
Total Agland						0.800			84	84