




Harper

Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300004736				 <p>1001-00-002-013-0-001-00_005.JPG 1/6/2023</p>									
Parcel ID	1001-00-002-013-0-001-00													
Cadastral ID	1001-002-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14328													
BUFFALO VALLEY APTS., LIMITED														
PEARSON PROPERTY MANAGEMENT														
PO BOX 1014 GUTHRIE OK 73044-0000														
Parcel Location														
Situs	00503 SE SIXTH													
Subdivision	BUFFALO ORIG													
Lot/Block	0013 / 0002	Parcel Size 12 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description														
Lat/Long: 36.91074434 -99.87484886														
BUFFALO ORIG. BLOCK 2 LOTS: 13 THRU 24														
Building Permits														
<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														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
Code	Type	Active	Maximum	Exemption										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>559/773</td> <td>XIT RENTAL</td> <td>11/17/2000</td> <td>239,000</td> <td>MQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	559/773	XIT RENTAL	11/17/2000	239,000	MQ
Bk/Pg	Grantor	Date	Price	Code										
559/773	XIT RENTAL	11/17/2000	239,000	MQ										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	16,800	16,800	12%	2,016	Assessed	44,767 3,524.95						
Year Frozen		Improvements	356,256	356,256		42,751	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	373,056	373,056		44,767	Total Taxable	44,767 3,525.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004736	BUFFALO VALLEY APTS., LIMITED	201	373,056	0	44,767	3,525.00							
2024	2024-300004736	BUFFALO VALLEY APTS., LIMITED	201	372,022	0	43,045	3,505.00							
2023	2023-300004736	BUFFALO VALLEY APTS., LIMITED	201	341,632	0	40,996	3,391.00							
2022	2022-300004736	BUFFALO VALLEY APTS., LIMITED	201	341,632	0	40,996	3,372.00							
2021	2021-300004736	BUFFALO VALLEY APTS., LIMITED	201	341,632	0	40,996	3,385.00							
2020	2020-300004736	BUFFALO VALLEY APTS., LIMITED	201	341,632	0	40,996	3,374.00							
2019	2019-0004736	BUFFALO VALLEY APTS., LIMITED	201	365,056		43,806	3,631.00							
2018	2018-0004736	BUFFALO VALLEY APTS., LIMITED	201	391,186		46,942	3,892.00							
2017	2017-0004736	BUFFALO VALLEY APTS., LIMITED	201	395,493		47,459	3,946.00							
2016	2016-0004736	BUFFALO VALLEY APTS., LIMITED	201	420,166		50,187	4,270.00							
2015	2015-0004736	BUFFALO VALLEY APTS., LIMITED	201	398,315		47,797	3,794.00							
2014	2014-0004736	BUFFALO VALLEY APTS., LIMITED	201	424,740		50,968	4,084.00							
2013	2013-0004736	BUFFALO VALLEY APTS., LIMITED	201	558,693		57,887	4,611.00							



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Lot Data	Primary Image
<p>Lot Size 150 x 140</p> <p>Lot Count</p> <p>Units Buildable 16800</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 21,000.00 x .80 = 16,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 16,800</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 2,800</p> <p>Total Base Value 233,436</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 233,436</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 154,068</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 154,068</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 2,895</p> <p>Total Improvement Value 156,963</p> <p>Land Value 16,800</p> <p>Cost Approach Value 173,763 62.06/SqFt</p>	<p>Image Information</p> <p>Image ID 23628</p> <p>Image Date 1/6/2023</p> <p>Name 005.JPG</p> <p>Description 1001-00-002-013-0-001-00_005.JPG</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 2,895</p> <p>Land Value 16,800</p> <p>Total Appraised Value 173,763 62.06/SqFt</p>



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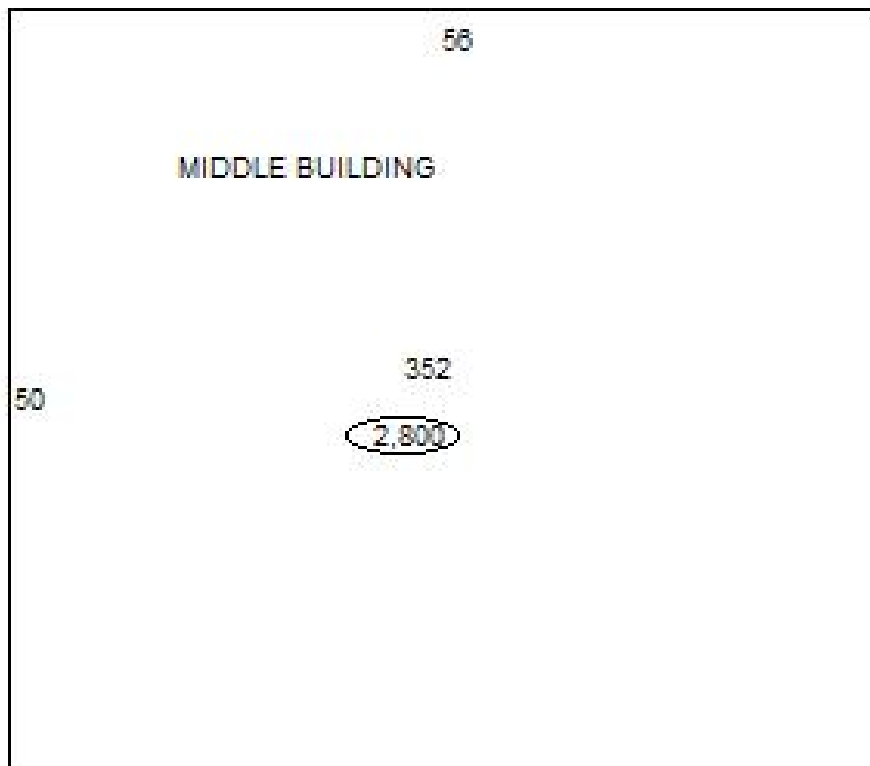
Assessment Property Record Card for Tax Year 2026

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Sketch Image

300004736



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		20	352	2,800	1.000	2,800
2	N	0		20	MIDDLE BUILDING		0.000	
Total Building Area						2,800		2,800



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Account 300004736
Parcel ID 1001-00-002-013-0-001-00
Cadastral ID 1001-002-013-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name BUFFALO VALLEY APTS., LIMITED

Building Data

Building ID 428
Building Sequence 1
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,800
Average Perimeter
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1983
Effective Age 30
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 4.5 - Good
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Hip
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 69.56
Wall Cost 0.00
HVAC Cost 13.81
Basement Cost 0.00
Total Base Cost 83.37
Total Area 2,800
Base RCN 233,436
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 233,436
Physical Depreciation 34%
Functional Depreciation
Total Depreciation 34% (79,368)
Total RCNLD 154,068
Lump Sums
Total Building Value 154,068 \$ 55.02 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	0x0x0			3,840
	Qual 3	Cond 3	Year 1990	Eff Age 36		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.77 x 3,840)		14,477	11,582	2,895
Total Site Improvement Value				2,895



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Lot Data	Primary Image	
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value		
Cost Approach		
Manual Date 07/2025 Total Building Area 3,600 Total Base Value 299,196 Modifier Value Misc Improvements Replacement Cost New 299,196 Phys/Func Depreciation Loss () RCN Less Phys/Func 95,743 Economic Depreciation RCNLD (All Sources) 95,743 Depreciated Improvements Outbuilding Value Total Improvement Value 95,743 Land Value Cost Approach Value 95,743 26.60/SqFt	Image Information Image ID Image Date Name Description	
Income Approach	Value Reconciliation	
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	Selected Valuation Method Cost Approach Total Improvement Value Land Value Total Appraised Value 95,743 26.60/SqFt	



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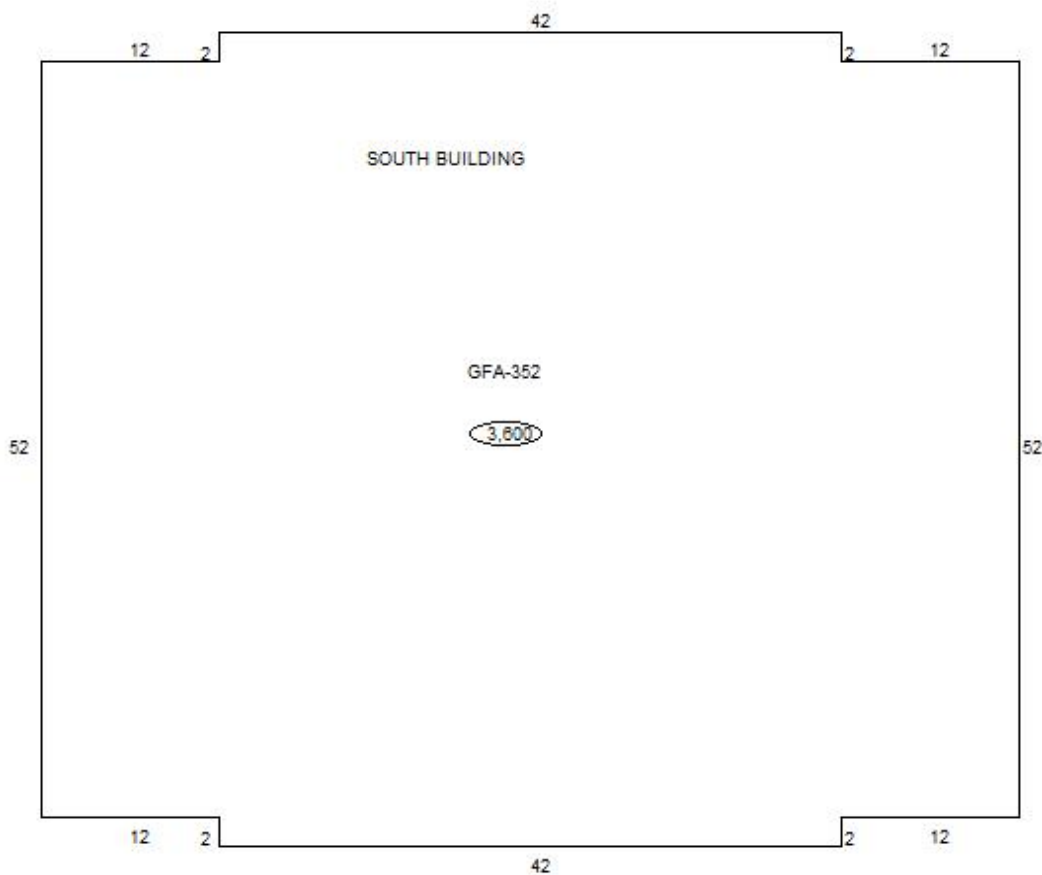
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		13	GFA-352	3,600	1.000	3,600
2	N	0		13	SOUTH BUILDING		0.000	
Total Building Area						3,600		3,600



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Account 300004736
 Parcel ID 1001-00-002-013-0-001-00
 Cadastral ID 1001-002-013-00-0-001-00

Tax Area Code 201
 Property Class UC
 Owners Name BUFFALO VALLEY APTS., LIMITED

Building Data

Building ID 14
 Building Sequence 1
 Occupancy 1 352 Multiple Res (Low Rise) 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,600
 Average Perimeter
 Number Of Storys 1.00
 Average Wall Ht 8.00
 Year Built 1983
 Effective Age 43
 Construction Class 1 - Residential Stud Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 82 - Stud Brick Veneer
 Heating/Cooling 8 - Warmed and Cooled Air
 Roof Type Hip
 Roof Cover Composition

Building Image

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Image Information

Image Name
 Image Date
 Image Name
 Description

Cost Calculations

Appraisal Zone 1
 Zone Description VI AREA 1
 Base Cost 69.30
 Wall Cost 0.00
 HVAC Cost 13.81
 Basement Cost 0.00
 Total Base Cost 83.11
 Total Area 3,600
 Base RCN 299,196
 Misc Impr Value

Manual Date
 Base Year 2026
 Modifier Value
 Total Replacement Cost 299,196
 Physical Depreciation 68%
 Functional Depreciation
 Total Depreciation 68% (203,453)
 Total RCNLD 95,743
 Lump Sums
 Total Building Value 95,743 \$ 26.60 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
110	Plywood/ Hardbd	Percent	50%		

Total Modifier Value



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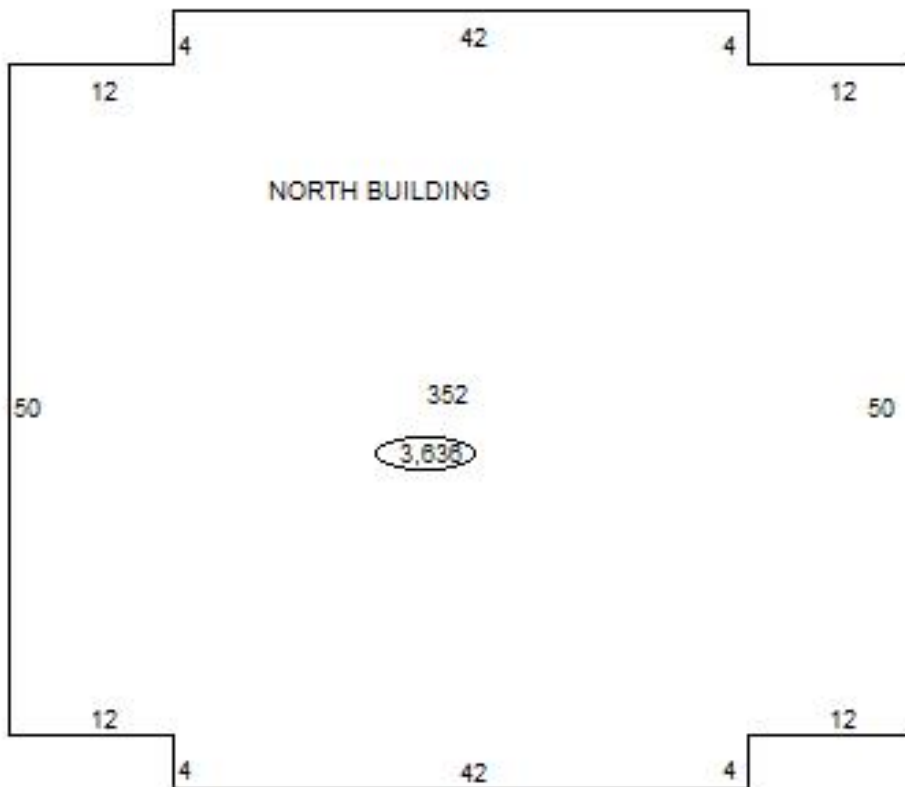
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		20	352	3,636	1.000	3,636
2	N	0		20	NORTH BUILDING		0.000	
Total Building Area						3,636		3,636



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Account 300004736
Parcel ID 1001-00-002-013-0-001-00
Cadastral ID 1001-002-013-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name BUFFALO VALLEY APTS., LIMITED

Building Data

Building ID 429
Building Sequence 1
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,636
Average Perimeter
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1983
Effective Age 43
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Hip
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 69.29
Wall Cost 0.00
HVAC Cost 13.81
Basement Cost 0.00
Total Base Cost 83.10
Total Area 3,636
Base RCN 302,152
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 302,152
Physical Depreciation 68%
Functional Depreciation
Total Depreciation 68% (205,463)
Total RCNLD 96,689
Lump Sums
Total Building Value 96,689 \$ 26.59 Per SqFt