



Harper

Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:56:55
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300004744 Parcel ID 1001-00-004-022-0-001-00 Cadastral ID 1001-004-022-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14262 FARMERS CO-OP ASSN (ALVA) P O BOX 603 ALVA OK 73717-0000 Parcel Location Situs 00203 E HARPER ST Subdivision BUFFALO ORIG Lot/Block 0022 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1001-00-004-022-0-001-00_001.JPG 1/6/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.83274127 -99.62610793 BUFFALO ORIG. BLOCK 4 LOTS; PT OF 22-23-24 INCLUDES AB RR & VACATED STREETS																																																																																																																									
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						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																																																																																																	
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 6632</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 8,290.00 x .80 = 6,632</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,632</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 6,632</p> <p>Cost Approach Value 6,632</p>	<p>Image Information</p> <p>Image ID 23643</p> <p>Image Date 1/6/2023</p> <p>Name 001.JPG</p> <p>Description 1001-00-004-022-0-001-00_001.JPG</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 6,632</p> <p>Total Appraised Value 6,632</p>	