




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:56:58
 Page 1

Assessment Data					Primary Image									
Account	300004748				 <p>1001-00-006-001-0-001-00_001.JPG 1/6/2023</p>									
Parcel ID	1001-00-006-001-0-001-00													
Cadastral ID	1001-006-001-00-0-001-00													
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	00222 E HARPER ST													
Subdivision	BUFFALO ORIG													
Lot/Block	0001 / 0006	Parcel Size 12 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83204525 -99.62872433														
BUFFALO ORIG. BLOCK 6 LOTS: 1 THRU 12 INCLUDES AB RR AND VACATED STREETS														
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
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	48,960	48,960	12%	5,875	Assessed	84,808 6,677.78						
Year Frozen		Improvements	657,772	657,772		78,933	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	706,732	706,732		84,808	Total Taxable	84,808 6,678.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004748	FARMERS CO-OP ASSN (ALVA)	201	706,732	0	84,808	6,678.00							
2024	2024-300004748	FARMERS CO-OP ASSN (ALVA)	201	705,188	0	84,622	6,891.00							
2023	2023-300004748	FARMERS CO-OP ASSN (ALVA)	201	698,329	0	83,799	6,932.00							
2022	2022-300004748	FARMERS CO-OP ASSN (ALVA)	201	698,329	0	83,799	6,893.00							
2021	2021-300004748	FARMERS CO-OP ASSN (ALVA)	201	698,329	0	83,799	6,918.00							
2020	2020-300004748	FARMERS CO-OP ASSN (ALVA)	201	698,329	0	83,799	6,896.00							
2019	2019-0004748	FARMERS CO-OP ASSN (ALVA)	201	698,329		83,799	6,945.00							
2018	2018-0004748	FARMERS COOPERATIVE ASS. (ALVA)	201	698,329		83,799	6,949.00							
2017	2017-0004748	FARMERS COOPERATIVE ASS. (ALVA)	201	701,677		83,735	6,962.00							
2016	2016-0004748	FARMERS COOPERATIVE ASS. (ALVA)	201	353,918		40,004	3,404.00							
2015	2015-0004748	FARMERS COOPERATIVE ASS. (ALVA)	201	353,918		38,099	3,024.00							
2014	2014-0004748	FARMERS COOPERATIVE ASS. (ALVA)	201	353,918		36,284	2,907.00							
2013	2013-0004748	FARMERS COOPERATIVE ASS. (ALVA)	201	378,398		34,557	2,752.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:56:58
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 48960</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 61,200.00 x .80 = 48,960</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 48,960</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 653,574</p> <p>Total Improvement Value 653,574</p> <p>Land Value 48,960</p> <p>Cost Approach Value 702,534</p>	<p>Image ID 23647</p> <p>Image Date 1/6/2023</p> <p>Name 001.JPG</p> <p>Description 1001-00-006-001-0-001-00_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 653,574</p> <p>Land Value 48,960</p> <p>Total Appraised Value 702,534</p>	



Harper

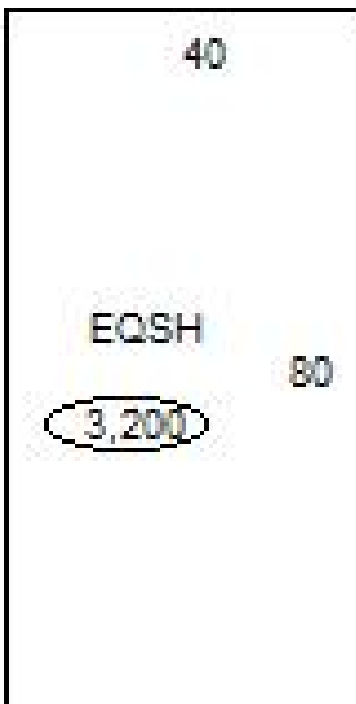
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:56:58
Page 3

Sketch Image

300004748



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	EQSH		50	EQSH	3,200	1.000	3,200

Total Building Area



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 06:56:58

Page 4

300004748

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	@N1	SEED CLEANER	0x0x0			345,325	
	Qual	3	Cond 3	Year 2016	Eff Age		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD	
Base Cost (1.00 x 345,325)			345,325	13,813		331,512	
	PACN	Paving - Concrete	0x0x0			12,733	
	Qual	4	Cond 4	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (4.72 x 12,733)			60,100	27,045		33,055
	GLNP	Grain Leg - No Pit	0x0x10			10	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (390.63 x 10)			3,906			3,906
	GLNP	Grain Leg - No Pit	0x0x10			10	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (390.63 x 10)			3,906			3,906	
	GLPT	Grain Leg - With Pit	0x0x10			10	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (410.16 x 10)			4,102			4,102	
	EQSH	Equipment Shed / GRAIN STORAGE	40x80x12	Concrete	Galvanized Metal	3,200	
	Qual	4	Cond 4	Year 1990	Eff Age 29		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (19.69 x 3,200)			63,008	35,915		27,093
	@N1	Grain Elevator 190,000 BU	0x0x0			250,000	
	Qual	3	Cond 3	Year 1970	Eff Age		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 250,000)			250,000			250,000	
Total Site Improvement Value						653,574	