



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:57:08
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Assessment Data	Primary Image
Account 300004759 Parcel ID 1001-00-008-001-0-001-00 Cadastral ID 1001-008-001-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 12754 COUNTY-HARPER OK 00000-0000 Parcel Location Situs 00311 SE FIRST ST Subdivision BUFFALO ORIG Lot/Block 0001 / 0008 Parcel Size 24 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO	<p>1001-00-008-001-0-001-00_004.JPG 1/6/2023</p>

Legal Description	Lat/Long: 36.83398360 -99.62835617	Building Permits										
BUFFALO ORIG. BLOCK 8 ALL BLOCK		<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					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 2,700	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements 400,982	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 403,682	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	2025-300004759	COUNTY-HARPER	201	403,682	0		.00	
2024	2024-300004759	COUNTY-HARPER	201	399,923	0		.00	
2023	2023-300004759	COUNTY-HARPER	201	2,700	0		.00	
2022	2022-300004759	COUNTY	201	2,700	0		.00	
2021	2021-300004759	COUNTY	201	2,700	0		.00	
2020	2020-300004759	COUNTY	201	2,700	0		.00	
2019	2019-0004759	COUNTY	201	2,700			.00	
2018	2018-0004759	COUNTY	201	2,700			.00	
2017	2017-0004759	COUNTY	201	2,700			.00	
2016	2016-0004759	COUNTY	201	2,700			.00	
2015	2015-0004759	COUNTY	201	2,700			.00	
2014	2014-0004759	COUNTY	201	2,700			.00	
2013	2013-0004759	COUNTY	201	2,700			.00	



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 2700</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 4 BUFFALO ORIGMILLERS</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 9,000.00 x .30 = 2,700</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,700</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 12,960</p> <p>Total Base Value 1,893,456</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,893,456</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 378,691</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 378,691</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 18,516</p> <p>Total Improvement Value 397,207</p> <p>Land Value 2,700</p> <p>Cost Approach Value 399,907 30.86/SqFt</p>	<p>Image Information</p> <p>Image ID 23683</p> <p>Image Date 1/6/2023</p> <p>Name 004.JPG</p> <p>Description 1001-00-008-001-0-001-00_004.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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 18,516</p> <p>Land Value 2,700</p> <p>Total Appraised Value 399,907 30.86/SqFt</p>	



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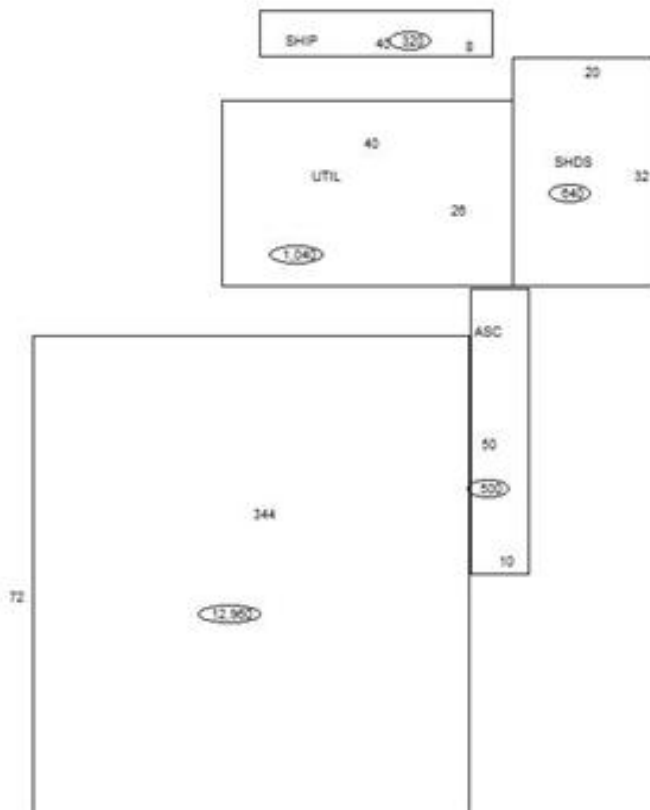
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	4,320	3.000	12,960
2	O	SHDS		20	SHDS	640	1.000	640
3	O	UTIL		20	UTIL	1,040	1.000	1,040
4	O	SHIP		25	SHIP	320	1.000	320
5	O	ASC		25	ASC	500	1.000	500
Total Building Area						4,320		12,960



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Account 300004759
Parcel ID 1001-00-008-001-0-001-00
Cadastral ID 1001-008-001-00-0-001-00

Tax Area Code 201
Property Class E
Owners Name COUNTY-HARPER

Building Data

Building ID 451
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 12,960
Average Perimeter 264
Number Of Storys 3.00
Average Wall Ht 14.00
Year Built 1900
Effective Age 126
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 16 - Control Atmos., Warm/Cooled
Roof Type Flat
Roof Cover Concrete

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 62.72
Wall Cost 52.07
HVAC Cost 31.31
Basement Cost 0.00
Total Base Cost 146.10
Total Area 12,960
Base RCN 1,893,456
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 1,893,456
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (1,514,765)
Total RCNLD 378,691
Lump Sums
Total Building Value 378,691 \$ 29.22 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHIP	Shipping/Storage Container	40x8x8			320		
	Qual	3	Cond	3	Year	2005	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (5.31 x 320)				1,699	1,189	510		
	SHDS	Shed - Small	20x32x8		Formed Metal	640		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (17.53 x 640)				11,219	7,853	3,366		
	ASC	Awning/Shelter/Carport	50x10x8		Formed Metal	500		
	Qual	3	Cond	3	Year	2000	Eff Age	20
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (3.88 x 500)				1,940	1,533	407		
	UTIL	JAIL CELL	40x26x8		Built Up Tar/Gravel	1,040		
	Qual	3	Cond	3	Year	1900	Eff Age	126
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (27.73 x 1,040)				28,839	23,071	5,768		
	PAVA	Paving - Asphalt	0x0x0			18,244		
	Qual	3	Cond	3	Year	1900	Eff Age	126
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (2.32 x 18,244)				42,326	33,861	8,465		
Total Site Improvement Value						18,516		