



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																											
Account 300004760 Parcel ID 1001-00-009-001-0-001-00 Cadastral ID 1001-009-001-00-0-001-00 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 00302 SE SECOND Subdivision BUFFALO ORIG Lot/Block 0001 / 0009 Parcel Size 11 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1001-00-009-001-0-001-00_001.JPG 1/6/2023</p>																																																											
Legal Description Lat/Long: 36.83264726 -99.62446359 BUFFALO ORIG. BLOCK 9 LOTS 1 THRU 8; PT OF LOTS 9 THRU 18 INCLUDES AB RR, VACATED STREETS AND ALLEYS																																																																
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300004760	FARMERS CO-OP ASSN (ALVA)	201	22,439	0	1,184	93.00																																																									
2024	2024-300004760	FARMERS CO-OP ASSN (ALVA)	201	22,439	0	1,127	92.00																																																									
2023	2023-300004760	FARMERS CO-OP ASSN (ALVA)	201	22,439	0	1,074	89.00																																																									
2022	2022-300004760	FARMERS CO-OP ASSN (ALVA)	201	22,439	0	1,023	84.00																																																									
2021	2021-300004760	FARMERS CO-OP ASSN (ALVA)	201	22,439	0	974	80.00																																																									
2020	2020-300004760	FARMERS CO-OP ASSN (ALVA)	201	22,439	0	928	76.00																																																									
2019	2019-0004760	FARMERS CO-OP ASSN (ALVA)	201	22,439		883	73.00																																																									
2018	2018-0004760	FARMERS COOPERATIVE ASS. (ALVA)	201	22,439		841	70.00																																																									
2017	2017-0004760	FARMERS COOPERATIVE ASS. (ALVA)	201	22,439		801	67.00																																																									
2016	2016-0004760	FARMERS COOPERATIVE ASS. (ALVA)	201	22,439		763	65.00																																																									
2015	2015-0004760	FARMERS COOPERATIVE ASS. (ALVA)	201	22,439		727	58.00																																																									
2014	2014-0004760	FARMERS COOPERATIVE ASS. (ALVA)	201	22,439		693	56.00																																																									
2013	2013-0004760	FARMERS COOPERATIVE ASS. (ALVA)	201	22,439		660	53.00																																																									



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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 22439</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 74,798.00 x .30 = 22,439</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 22,439</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 22,439</p> <p>Cost Approach Value 22,439</p>	<p>Image Information</p> <p>Image ID 23684</p> <p>Image Date 1/6/2023</p> <p>Name 001.JPG</p> <p>Description 1001-00-009-001-0-001-00_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</p> <p>Land Value 22,439</p> <p>Total Appraised Value 22,439</p>