



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 300004766 Parcel ID 1001-00-010-020-0-001-00 Cadastral ID 1001-010-020-00-0-001-00 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 SE THIRD ST Subdivision BUFFALO ORIG Lot/Block 0020 / 0010 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1001-00-010-020-0-001-00_001.JPG 1/6/2023</p>																																																											
Legal Description Lat/Long: 36.83204216 -99.62508352 BUFFALO ORIG. BLOCK 10 LOTS PT OF 20-21-22-23-24 ; INCLUDES AB RR & VAC.STREETS																																																																
Exemptions					Building Permits																																																											
<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						<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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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300004766	FARMERS CO-OP ASSN (ALVA)	201	13,112	0	259	20.00																																																									
2024	2024-300004766	FARMERS CO-OP ASSN (ALVA)	201	13,112	0	246	20.00																																																									
2023	2023-300004766	FARMERS CO-OP ASSN (ALVA)	201	13,112	0	235	19.00																																																									
2022	2022-300004766	FARMERS CO-OP ASSN (ALVA)	201	13,112	0	224	18.00																																																									
2021	2021-300004766	FARMERS CO-OP ASSN (ALVA)	201	13,112	0	213	18.00																																																									
2020	2020-300004766	FARMERS CO-OP ASSN (ALVA)	201	13,112	0	203	17.00																																																									
2019	2019-0004766	FARMERS CO-OP ASSN (ALVA)	201	13,112		193	16.00																																																									
2018	2018-0004766	FARMERS COOPERATIVE ASS. (ALVA)	201	13,112		184	15.00																																																									
2017	2017-0004766	FARMERS COOPERATIVE ASS. (ALVA)	201	13,112		175	15.00																																																									
2016	2016-0004766	FARMERS COOPERATIVE ASS. (ALVA)	201	13,112		167	14.00																																																									
2015	2015-0004766	FARMERS COOPERATIVE ASS. (ALVA)	201	13,112		159	13.00																																																									
2014	2014-0004766	FARMERS COOPERATIVE ASS. (ALVA)	201	13,112		152	12.00																																																									
2013	2013-0004766	FARMERS COOPERATIVE ASS. (ALVA)	201	19,668		144	11.00																																																									



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 13112</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 16,390.00 x .80 = 13,112</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 13,112</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 13,112</p> <p>Cost Approach Value 13,112</p>	<p>Image ID 23693</p> <p>Image Date 1/6/2023</p> <p>Name 001.JPG</p> <p>Description 1001-00-010-020-0-001-00_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 13,112</p> <p>Total Appraised Value 13,112</p>	