



# Harper

## Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004771 <b>Parcel ID</b> 1001-00-012-001-0-001-00 <b>Cadastral ID</b> 1001-012-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> E VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 13388 INDEPENDENT SCHOOL DIST. #4  PO BOX 130 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00324 SE SIXTH <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0001 / 0012 <b>Parcel Size</b> 12 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1001-00-012-001-0-001-00 01/05/23</p> <p>1001-00-012-001-0-001-00_005.JPG 1/6/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.93261267 -99.87748765 BUFFALO ORIG. BLOCK 12 LOTS: 1 THRU 12																																																																																																																									
<b>Exemptions</b> <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						<b>Building Permits</b> <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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## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 12600</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 42,000.00 x .30 = 12,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 12,600</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,200</p> <p>Total Base Value 131,568</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 131,568</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 52,627</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 52,627</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 5,307</p> <p>Total Improvement Value 57,934</p> <p>Land Value 12,600</p> <p>Cost Approach Value 70,534 58.78/SqFt</p>	<p>Image ID 23706</p> <p>Image Date 1/6/2023</p> <p>Name 001.JPG</p> <p>Description House</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 5,307</p> <p>Land Value 12,600</p> <p>Total Appraised Value 70,534 58.78/SqFt</p>	



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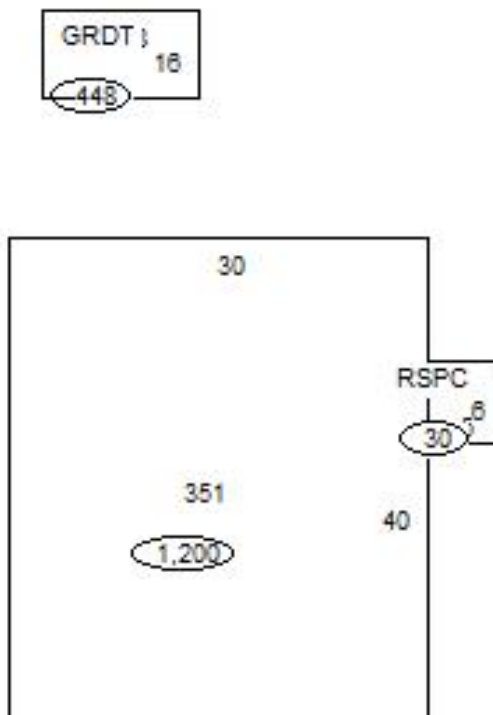
Assessment Property Record Card for Tax Year 2026

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Sketch Image

300004771



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	351		20	351	1,200	1.000	1,200
2	O	RSPC		20	RSPC	30	1.000	30
3	O	GRDT		50	GRDT	448	1.000	448
<b>Total Building Area</b>						1,200		1,200



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## Assessment Property Record Card for Tax Year 2026

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Account 300004771  
Parcel ID 1001-00-012-001-0-001-00  
Cadastral ID 1001-012-001-00-0-001-00

Tax Area Code 201  
Property Class E  
Owners Name INDEPENDENT SCHOOL DIST. #4

### Building Data

Building ID 453  
Building Sequence 1  
Occupancy 1 351 Single-Family Residence 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,200  
Average Perimeter 140  
Number Of Storys 1.00  
Average Wall Ht 9.00  
Year Built 1980  
Effective Age 46  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 95 - Stud Vinyl Siding  
Heating/Cooling 10 - Complete HVAC  
Roof Type Gable  
Roof Cover Composition

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 64.51  
Wall Cost 28.10  
HVAC Cost 17.03  
Basement Cost 0.00  
Total Base Cost 109.64  
Total Area 1,200  
Base RCN 131,568  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 131,568  
Physical Depreciation 60%  
Functional Depreciation  
Total Depreciation 60% (78,941)  
Total RCNLD 52,627  
Lump Sums  
Total Building Value 52,627 \$ 43.86 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	RSPC	Raised Slab Porch - Covered	6x5x0		Composition Shingle	30
	Qual 3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (40.40 x 30)			1,212	970	242
	GRDT	Garage - Detached	28x16x8		Composition Shingle	448
	Qual 3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (36.47 x 448)			16,339	11,274	5,065
<b>Total Site Improvement Value</b>						<b>5,307</b>



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 12600</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 42,000.00 x .30 = 12,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 12,600</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 1,560</p> <p>Total Base Value 166,109</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 166,109</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 66,444</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 66,444</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 2,131</p> <p>Total Improvement Value 68,575</p> <p>Land Value 12,600</p> <p>Cost Approach Value 81,175 52.04/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 23707</p> <p>Image Date 1/6/2023</p> <p>Name 002.JPG</p> <p>Description 1001-00-012-001-0-001-00_002.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 2,131</p> <p>Land Value 12,600</p> <p>Total Appraised Value 81,175 52.04/SqFt</p>



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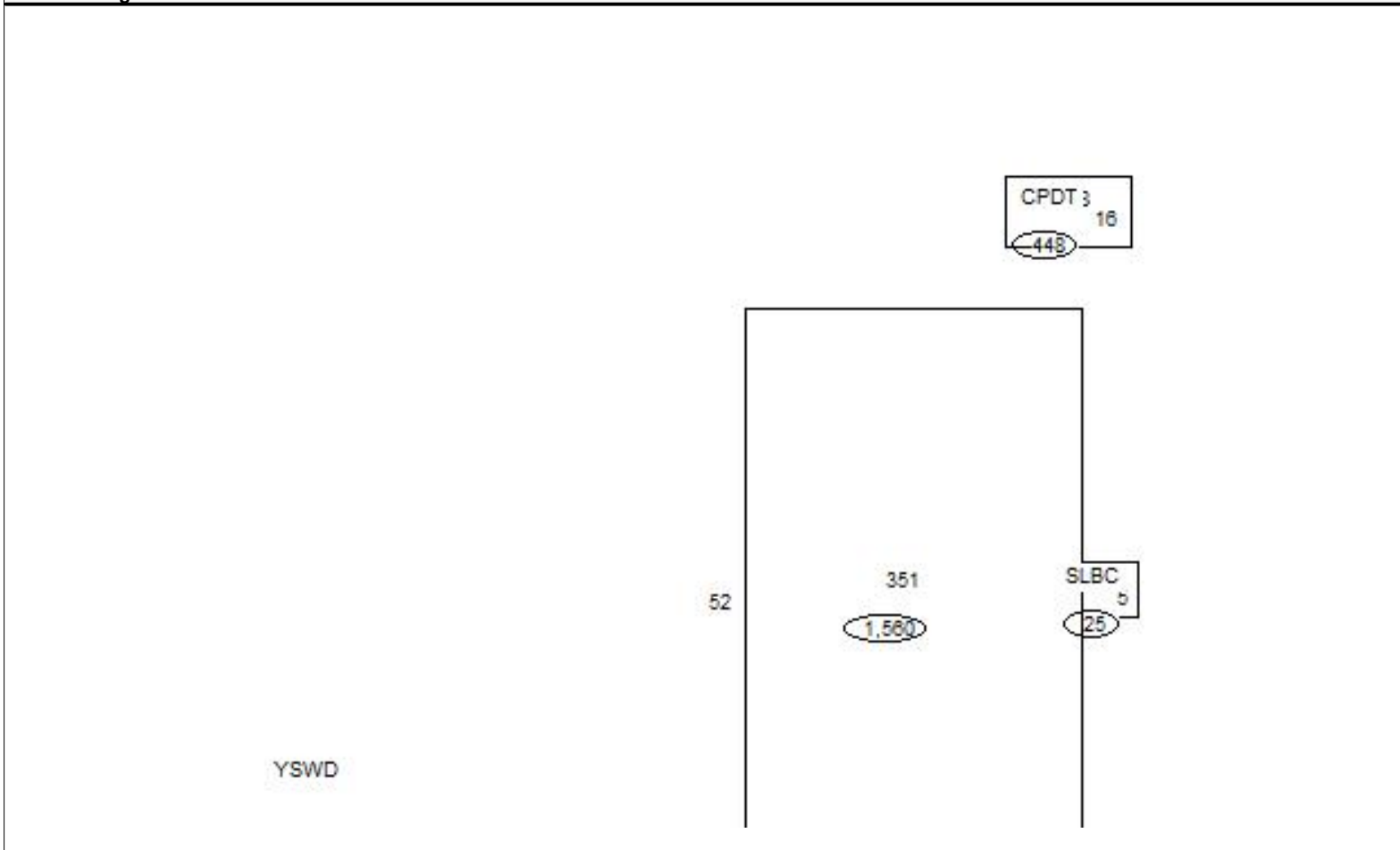
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Sketch Image

300004771



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	351		20	351	1,560	1.000	1,560
2	O	PRCH		20	SLBC	25	1.000	25
3	O	CPDT		50	CPDT	448	1.000	448
4	O	SHDS		50	YSWD	80	1.000	80
<b>Total Building Area</b>						1,560		1,560



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Parcel ID 1001-00-012-001-0-001-00  
Cadastral ID 1001-012-001-00-0-001-00

Tax Area Code 201  
Property Class E  
Owners Name INDEPENDENT SCHOOL DIST. #4

### Building Data

Building ID 455  
Building Sequence 1  
Occupancy 1 351 Single-Family Residence 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,560  
Average Perimeter 164  
Number Of Storys 1.00  
Average Wall Ht 9.00  
Year Built 1980  
Effective Age 46  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 95 - Stud Vinyl Siding  
Heating/Cooling 10 - Complete HVAC  
Roof Type Gable  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
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### Building Image

### Image Information

Image Name  
Image Date  
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Description

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 64.13  
Wall Cost 25.32  
HVAC Cost 17.03  
Basement Cost 0.00  
Total Base Cost 106.48  
Total Area 1,560  
Base RCN 166,109  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 166,109  
Physical Depreciation 60%  
Functional Depreciation  
Total Depreciation 60% (99,665)  
Total RCNLD 66,444  
Lump Sums  
Total Building Value 66,444 \$ 42.59 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x8x8		Composition Shingle	80
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (25.91 x 80)			2,073	767	1,306
	CPDT	Carport - Detached	28x16x8		Formed Metal	448
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (7.94 x 448)			3,557	2,846	711
	PRCH	Slab Porch - Covered	5x5x0		Composition Shingle	25
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (22.87 x 25)			572	458	114
<b>Total Site Improvement Value</b>						<b>2,131</b>



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Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 1,200</p> <p>Total Base Value 97,848</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 97,848</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 39,139</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 39,139</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,093</p> <p>Total Improvement Value 43,232</p> <p>Land Value 12,600</p> <p>Cost Approach Value 55,832 46.53/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 23709</p> <p>Image Date 1/6/2023</p> <p>Name 004.JPG</p> <p>Description 1001-00-012-001-0-001-00_004.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 4,093</p> <p>Land Value 12,600</p> <p>Total Appraised Value 55,832 46.53/SqFt</p>



Harper

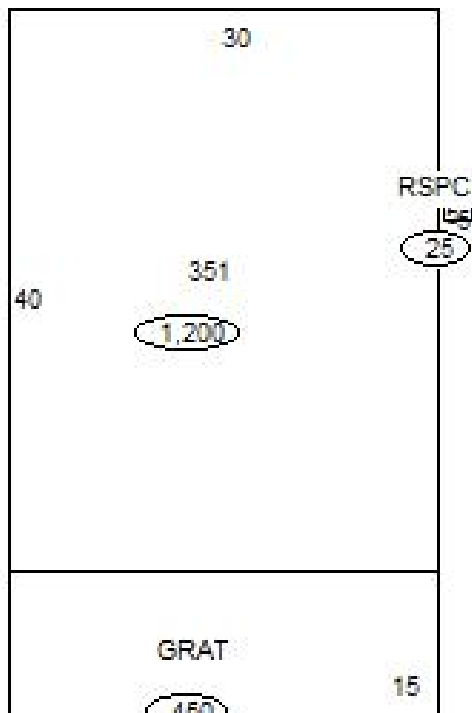
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Sketch Image

300004771



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	351		20	351	1,200	1.000	1,200
2	O	GRAT		20	GRAT	450	1.000	450
3	O	RSPC		50	RSPC	25	1.000	25
<b>Total Building Area</b>						1,200		1,200



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## Assessment Property Record Card for Tax Year 2026

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Account 300004771  
Parcel ID 1001-00-012-001-0-001-00  
Cadastral ID 1001-012-001-00-0-001-00

Tax Area Code 201  
Property Class E  
Owners Name INDEPENDENT SCHOOL DIST. #4

### Building Data

Building ID 456  
Building Sequence 1  
Occupancy 1 351 Single-Family Residence 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,200  
Average Perimeter  
Number Of Storys 1.00  
Average Wall Ht 9.00  
Year Built 1980  
Effective Age 46  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 95 - Stud Vinyl Siding  
Heating/Cooling 10 - Complete HVAC  
Roof Type Gable  
Roof Cover Composition

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 64.51  
Wall Cost 0.00  
HVAC Cost 17.03  
Basement Cost 0.00  
Total Base Cost 81.54  
Total Area 1,200  
Base RCN 97,848  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 97,848  
Physical Depreciation 60%  
Functional Depreciation  
Total Depreciation 60% (58,709)  
Total RCNLD 39,139  
Lump Sums  
Total Building Value 39,139 \$ 32.62 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRAT	Garage - Attached	15x30x0		Composition Shingle	450
	Qual 3	Cond 3	Year 1980	Eff Age 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.89 x 450)			12,551	8,660		3,891
	RSPC	Raised Slab Porch - Covered	5x5x0		Composition Shingle	25
	Qual 3	Cond 3	Year 1980	Eff Age 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (40.43 x 25)			1,011	809		202
<b>Total Site Improvement Value</b>						<b>4,093</b>



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## Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 12600</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 42,000.00 x .30 = 12,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 12,600</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,680</p> <p>Total Base Value 177,660</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 177,660</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 71,064</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 71,064</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,678</p> <p>Total Improvement Value 75,742</p> <p>Land Value 12,600</p> <p>Cost Approach Value 88,342 52.58/SqFt</p>	<p>Image ID 23710</p> <p>Image Date 1/6/2023</p> <p>Name 005.JPG</p> <p>Description 1001-00-012-001-0-001-00_005.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 4,678</p> <p>Land Value 12,600</p> <p>Total Appraised Value 88,342 52.58/SqFt</p>	



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Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

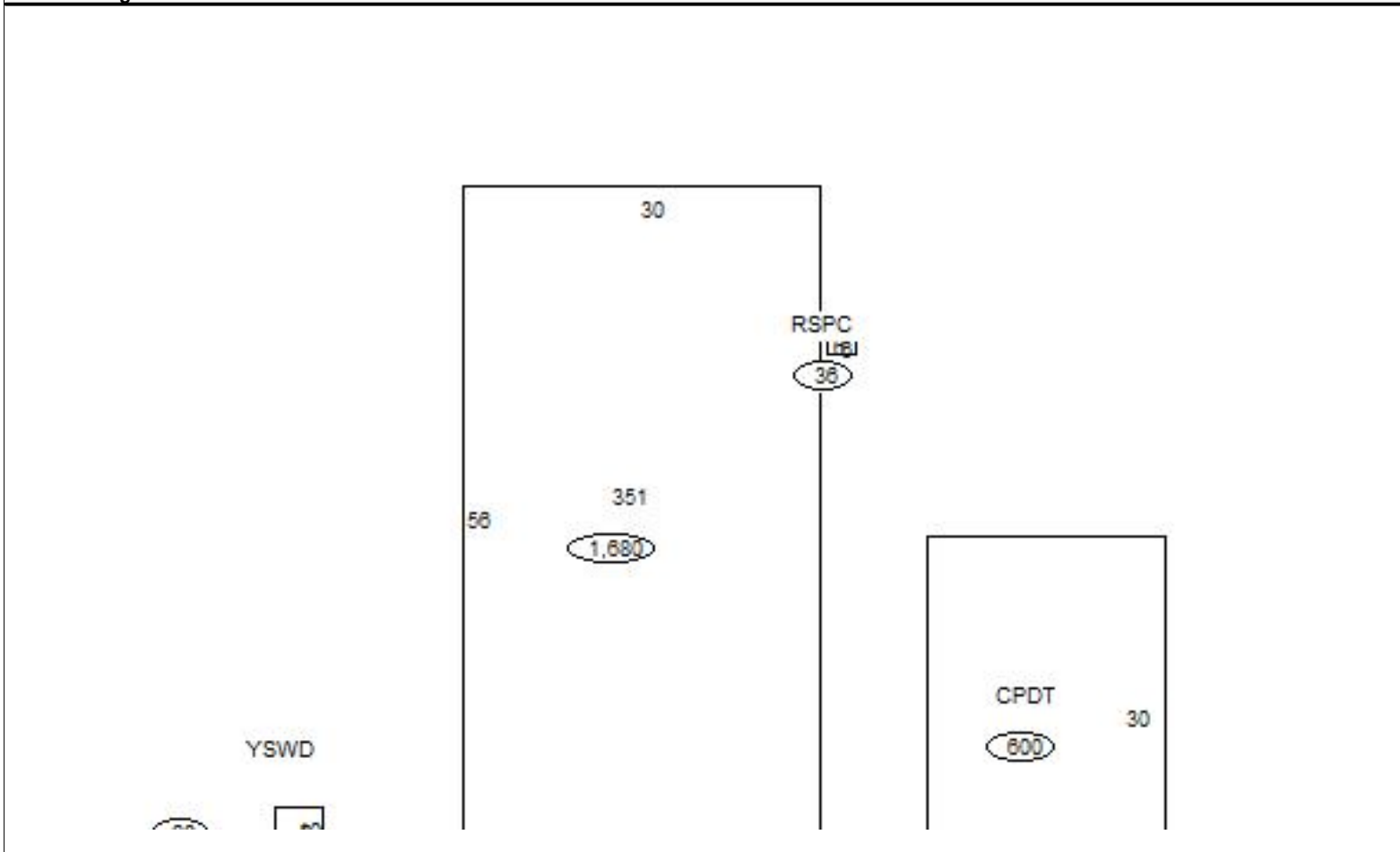
Date 02/06/2026

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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	351		20	351	1,680	1.000	1,680
2	O	CPDT		20	CPDT	600	1.000	600
3	O	RSPC		50	RSPC	36	1.000	36
4	O	SHDS		50	YSWD	80	1.000	80
<b>Total Building Area</b>						1,680		1,680



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## Assessment Property Record Card for Tax Year 2026

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Account 300004771  
Parcel ID 1001-00-012-001-0-001-00  
Cadastral ID 1001-012-001-00-0-001-00

Tax Area Code 201  
Property Class E  
Owners Name INDEPENDENT SCHOOL DIST. #4

### Building Data

Building ID 459  
Building Sequence 1  
Occupancy 1 351 Single-Family Residence 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,680  
Average Perimeter 172  
Number Of Storys 1.00  
Average Wall Ht 9.00  
Year Built 1980  
Effective Age 46  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 95 - Stud Vinyl Siding  
Heating/Cooling 10 - Complete HVAC  
Roof Type Gable  
Roof Cover Composition

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 64.06  
Wall Cost 24.66  
HVAC Cost 17.03  
Basement Cost 0.00  
Total Base Cost 105.75  
Total Area 1,680  
Base RCN 177,660  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 177,660  
Physical Depreciation 60%  
Functional Depreciation  
Total Depreciation 60% (106,596)  
Total RCNLD 71,064  
Lump Sums  
Total Building Value 71,064 \$ 42.30 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	30x20x0		Formed Metal	600
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (9.19 x 600)			5,514	2,371	3,143
	SHDS	Yard Shed - Wood	10x8x8		Composition Shingle	80
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (25.91 x 80)			2,073	829	1,244
	RSPC	Raised Slab Porch - Covered	6x6x0		Composition Shingle	36
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (40.37 x 36)			1,453	1,162	291
<b>Total Site Improvement Value</b>						<b>4,678</b>