




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004779 <b>Parcel ID</b> 1001-00-013-021-0-001-00 <b>Cadastral ID</b> 1001-013-021-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14328 BUFFALO VALLEY APTS., LIMITED PEARSON PROPERTY MANAGEMENT  PO BOX 1014 GUTHRIE OK 73044-0000  <b>Parcel Location</b> <b>Situs</b> 00601 SE SIXTH <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0021 / 0013 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1001-00-013-021-0-001-00_001.JPG 1/6/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83898282 -99.60761372																																																																																																																									
<b>Legal Description</b> BUFFALO ORIG. BLOCK 13 LOTS: N 15' OF 21 ; ALL OF 22-23-24					<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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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 10080</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 12,600.00 x .80 = 10,080</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 10,080</p>	
<p><b>Cost Approach</b></p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 3,876</p> <p>Total Base Value 560,586</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 560,586</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 112,117</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 112,117</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 972</p> <p>Total Improvement Value 113,089</p> <p>Land Value 10,080</p> <p>Cost Approach Value 123,169 31.78/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 23732</p> <p>Image Date 1/6/2023</p> <p>Name 001.JPG</p> <p>Description 1001-00-013-021-0-001-00_001.JPG</p>
<p><b>Income Approach</b></p>	<p><b>Value Reconciliation</b></p>
<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 972</p> <p>Land Value 10,080</p> <p>Total Appraised Value 123,169 31.78/SqFt</p>



Harper

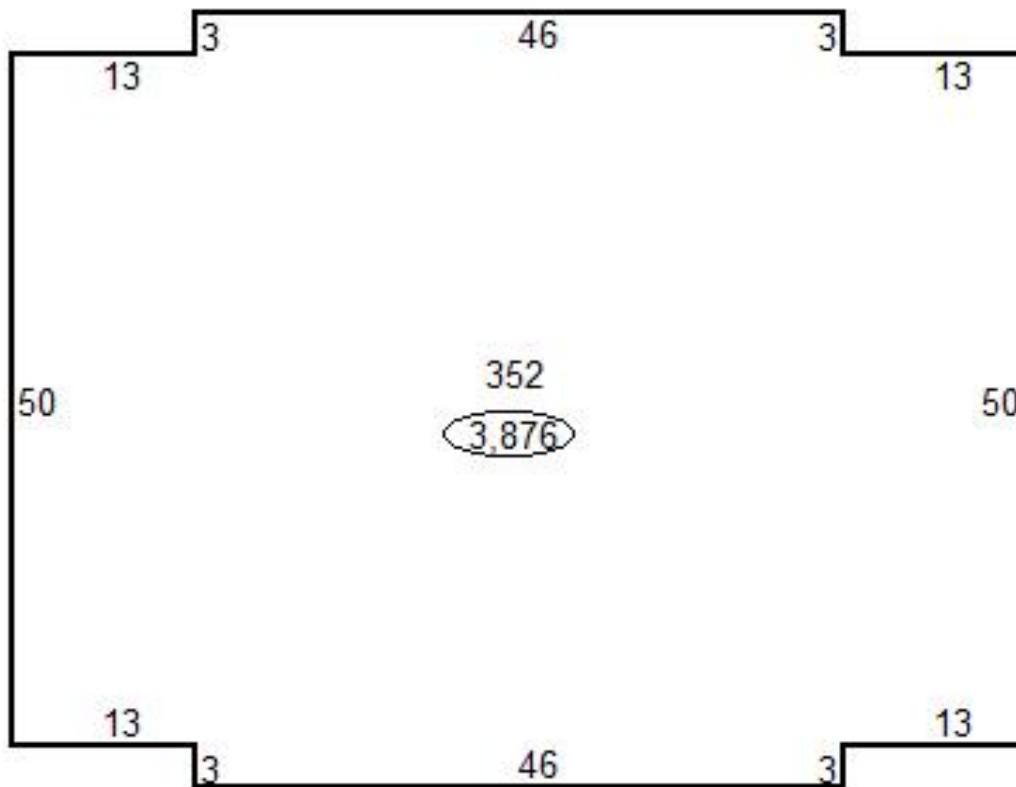
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Sketch Image

300004779



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		20	352	3,876	1.000	3,876
<b>Total Building Area</b>						3,876		3,876



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Account 300004779  
Parcel ID 1001-00-013-021-0-001-00  
Cadastral ID 1001-013-021-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name BUFFALO VALLEY APTS., LIMITED

### Building Data

Building ID 434  
Building Sequence 1  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,876  
Average Perimeter 256  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1983  
Effective Age 52  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2.5 - Fair  
Condition 2 - Fair  
Exterior Wall 7 - Brick, Solid  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Hip  
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 73.06  
Wall Cost 58.65  
HVAC Cost 12.92  
Basement Cost 0.00  
Total Base Cost 144.63  
Total Area 3,876  
Base RCN 560,586  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 560,586  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (448,469)  
Total RCNLD 112,117  
Lump Sums  
Total Building Value 112,117 \$ 28.93 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	50x24x0			1,200
	Qual 3	Cond 3	Year 1983	Eff Age 43		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.05 x 1,200)		4,860	3,888	972
<b>Total Site Improvement Value</b>				<b>972</b>