



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 300004842 Parcel ID 1001-00-025-001-0-001-00 Cadastral ID 1001-025-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14385 SNIDER, TRA WILLIAM P O BOX 192 BUFFALO OK 73834-0000 Parcel Location Situs 00508 SE FIFTH ST. Subdivision BUFFALO ORIG Lot/Block 0001 / 0025 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1001-00-025-001-0-001-00 01/05/23</p> <p>1001-00-025-001-0-001-00_001.JPG 1/6/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.97637920 -99.85270717																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 75 x 140</p> <p>Lot Count</p> <p>Units Buildable 8400</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 10,500.00 x .80 = 8,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 8,400</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 9,571</p> <p>Total Improvement Value 9,571</p> <p>Land Value 8,400</p> <p>Cost Approach Value 17,971</p>	<p>Image ID 23847</p> <p>Image Date 1/6/2023</p> <p>Name 001.JPG</p> <p>Description 1001-00-025-001-0-001-00_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 9,571</p> <p>Land Value 8,400</p> <p>Total Appraised Value 17,971</p>	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UHRV	RV HOOKUP 4 RV HOOK UP 2013	0x0x0			4
	Qual 3	Cond 3	Year 2005	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2,392.75 x 4)			9,571	9,571
Total Site Improvement Value				9,571