




# 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	300004871			 <p>1001-00-033-020-0-001-00 04/21/23</p>						
Parcel ID	1001-00-033-020-0-001-00									
Cadastral ID	1001-033-020-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area 1								
Tax Area	201 - 4T-BUFFALO-C									
Name ID	13319									
TOWN OF BUFFALO										
BUFFALO OK 73834-0000										
Parcel Location										
Situs	E OLIVE ST.									
Subdivision	BUFFALO ORIG									
Lot/Block	0020 / 0033	Parcel Size 5 - Lots								
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG/MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.98122737 -99.85495724				Building Permits						
BUFFALO ORIG. BLK 33 LOTS 20 THRU 24				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap			Land Value	5,249	0	12%	0	Assessed	0	0.00
Year Frozen			Improvements	176,181	0		0	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	181,430	0		0	Total Taxable	0	0.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300004871	TOWN OF BUFFALO			201	181,430	0		.00	
2024	2024-300004871	TOWN OF BUFFALO			201	189,758	0		.00	
2023	2023-300004871	TOWN OF BUFFALO			201		0		.00	
2022	2022-300004871	TOWN OF BUFFALO			201		0		.00	
2021	2021-300004871	TOWN OF BUFFALO			201		0		.00	
2020	2020-300004871	TOWN OF BUFFALO			201		0		.00	
2019	2019-0004871	TOWN OF BUFFALO			201				.00	
2018	2018-0004871	TOWN OF BUFFALO			201				.00	
2017	2017-0004871	TOWN OF BUFFALO			201				.00	
2016	2016-0004871	TOWN OF BUFFALO			201				.00	
2015	2015-0004871	TOWN OF BUFFALO			201				.00	
2014	2014-0004871	TOWN OF BUFFALO			201				.00	
2013	2013-0004871	TOWN OF BUFFALO			201				.00	



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	0		
Non-Ag Acres	0.4017		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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 POOL BUILDING 4/28/2023

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	
Site Improvements	98,934
Total Value	98,934 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	110x75x0			8,250
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (33.87 x 8,250)	279,428		279,428	223,542	55,886
	PLHC	Pool House - Commercial	70x30x8		Built Up Tar/Gravel	2,100
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (68.33 x 2,100)	143,493		143,493	100,445	43,048



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0.4017</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 17,498.05 x .30 = 5,249</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,249</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 77,051</p> <p>Total Improvement Value 77,051</p> <p>Land Value 5,249</p> <p>Cost Approach Value 82,300</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 77,051</p> <p>Land Value 5,249</p> <p>Total Appraised Value 82,300</p>	



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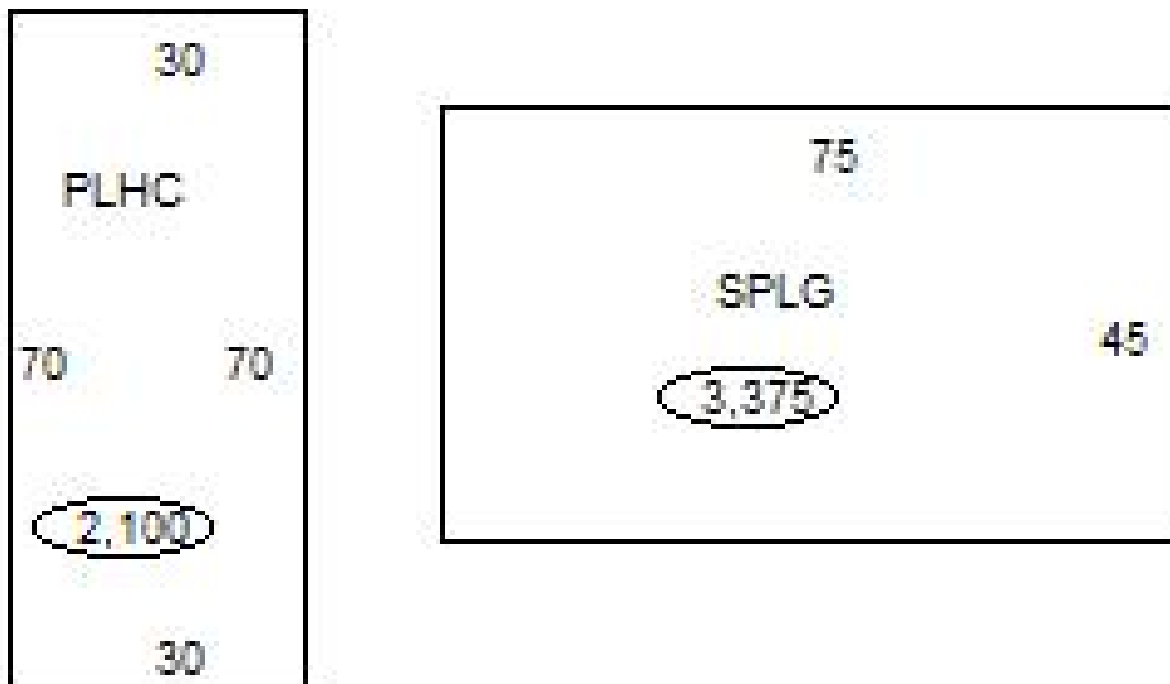
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	SPLG		50	SPLG	3,375	1.000	3,375
2	O	PLHC		50	PLHC	2,100	1.000	2,100

Total Building Area



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	75x45x0	Concrete		3,375
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1975	<b>Eff Age</b> 51		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (33.87 x 3,375)				114,311	91,449	22,862
PLHC		Pool House - Commercial	70x30x6	Concrete	Built Up Tar/Gravel	2,100
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1975	<b>Eff Age</b> 51		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (68.33 x 2,100)				143,493	96,140	47,353
PACN		Paving - Concrete / SIDEWALK AROUND POOL	110x70x0	Concrete		7,700
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1975	<b>Eff Age</b> 51		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.77 x 7,700)				29,029	23,223	5,806
PACN		Paving - Concrete N OF POOL SIDEWALK	85x15x0	Concrete		1,275
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1975	<b>Eff Age</b> 51		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.04 x 1,275)				5,151	4,121	1,030
<b>Total Site Improvement Value</b>						<b>77,051</b>