



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:58:43
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Assessment Data	Primary Image
Account 300004872 Parcel ID 1001-00-034-001-0-001-00 Cadastral ID 1001-034-001-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 13388 INDEPENDENT SCHOOL DIST. #4	<p>1001-00-034-001-0-001-00 01/06/23</p>

PO BOX 130
 BUFFALO OK 73834-0000

Parcel Location

Situs SE SECOND ST.
Subdivision BUFFALO ORIG
Lot/Block 0001 / 0034 **Parcel Size** - Lots
Sec/Twn/Rng / / /
Neighborhood 100100 - BUFFALO ORIG/MILLERS
School District 4-BUFFAL - 4-BUFFALO

Front of School 1/9/2023

Legal Description	Lat/Long: 36.83051967 -99.63365378	Building Permits										
BUFFALO ORIG. BLOCK 34 ALL BLOCK		<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					
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 44,993	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements 784,313	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 829,306	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	2025-300004872	INDEPENDENT SCHOOL DIST. #4	201	829,306	0		.00	
2024	2024-300004872	INDEPENDENT SCHOOL DIST. #4	201	757,197	0		.00	
2023	2023-300004872	SCHOOL DIST. #4	201		0		.00	
2022	2022-300004872	SCHOOL DIST. #4	201		0		.00	
2021	2021-300004872	SCHOOL DIST. #4	201		0		.00	
2020	2020-300004872	SCHOOL DIST. #4	201		0		.00	
2019	2019-0004872	SCHOOL DIST. #4	201				.00	
2018	2018-0004872	SCHOOL DIST. #4	201				.00	
2017	2017-0004872	SCHOOL DIST. #4	201				.00	
2016	2016-0004872	SCHOOL DIST. #4	201				.00	
2015	2015-0004872	SCHOOL DIST. #4	201				.00	
2014	2014-0004872	SCHOOL DIST. #4	201				.00	
2013	2013-0004872	SCHOOL DIST. #4	201				.00	



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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 2.0658</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 21 Urban Comm/Ind</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 89,986.25 x .50 = 44,993</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 44,993</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 19,476</p> <p>Total Base Value 3,366,816</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 3,366,816</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 673,363</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 673,363</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 102,884</p> <p>Total Improvement Value 776,247</p> <p>Land Value 44,993</p> <p>Cost Approach Value 821,240 42.17/SqFt</p>	<p>Image ID 23893</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description Front of School</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 102,884</p> <p>Land Value 44,993</p> <p>Total Appraised Value 821,240 42.17/SqFt</p>	



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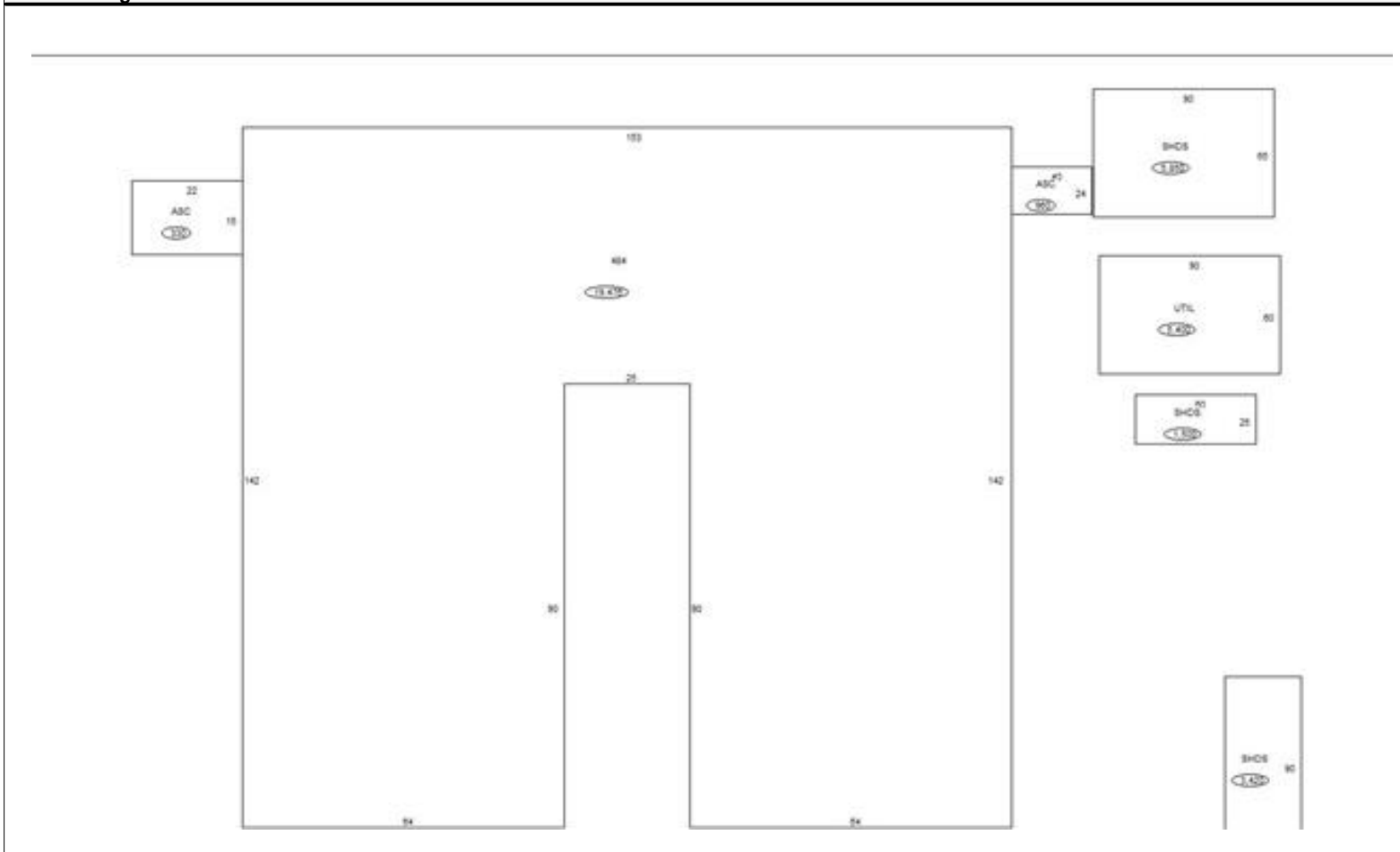
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Sketch Image

300004872



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	484		20	484	19,476	1.000	19,476
2	O	ASC		20	ASC	330	1.000	330
3	O	SHDS		50	SHDS	5,850	1.000	5,850
4	O	SHDS		50	SHDS	3,420	1.000	3,420
5	O	SHDS		50	SHDS	1,500	1.000	1,500
6	O	UTIL		50	UTIL	5,400	1.000	5,400
7	O	ASC		50	ASC	960	1.000	960
Total Building Area						19,476		19,476



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Account 300004872
Parcel ID 1001-00-034-001-0-001-00
Cadastral ID 1001-034-001-00-0-001-00

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

Building Data

Building ID 450
Building Sequence 1
Occupancy 1 484 High School (Entire) 100%
Occupancy 2
Occupancy 3
Total Floor Area 19,476
Average Perimeter 770
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1940
Effective Age 77
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

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 112.23
Wall Cost 41.74
HVAC Cost 18.90
Basement Cost 0.00
Total Base Cost 172.87
Total Area 19,476
Base RCN 3,366,816
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 3,366,816
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (2,693,453)
Total RCNLD 673,363
Lump Sums
Total Building Value 673,363 \$ 34.57 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt / SIDE PARKING LOT	200x30x0			6,000
	Qual 3	Cond 3	Year 2017	Eff Age	9	
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (2.42 x 6,000)			14,520	11,035	3,485
	PAVA	Paving - Asphalt / FRONT PARKING LOT	310x30x0			9,300
	Qual 3	Cond 3	Year 2016	Eff Age	10	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (2.36 x 9,300)			21,948	17,339	4,609
	PACN	Paving - Concrete / DRIVEWAY	255x130x0			33,150
	Qual 3	Cond 3	Year 2008	Eff Age	18	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.77 x 33,150)			124,976	99,981	24,995
	ASC	Awing/Shelter/ FRONT OF SCHOOL	22x15x10		Formed Metal	330
	Qual 3	Cond 3	Year 2008	Eff Age	14	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 330)			1,280	781	499
	ASC	Awing/Shelter/ BACK OF SCHOOL	40x24x10		Formed Metal	960
	Qual 3	Cond 3	Year 2008	Eff Age	14	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 960)			3,725	2,272	1,453
	SHDS	Shed - Small / CLASS ROOM	90x65x8		Formed Metal	5,850
	Qual 3	Cond 3	Year 1963	Eff Age	63	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (19.87 x 5,850)			116,240	92,992	23,248
	SHDS	Shed - Small / CLASS ROOM	90x38x8		Formed Metal	3,420
	Qual 3	Cond 3	Year 1963	Eff Age	63	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (19.87 x 3,420)			67,955	54,364	13,591



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SHDS	Shed - Small / BAND ROOM	60x25x8	Composition Roll	1,500
Qual	3 Cond 3	Year 1963	Eff Age 63	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (19.87 x 1,500)			29,805	23,844	5,961
UTIL	Utility Building / AUDITORIUM	90x60x10		Formed Metal	5,400
Qual	3 Cond 3	Year 1963	Eff Age	63	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (22.00 x 5,400)			118,800	95,040	23,760
PACN	Paving - Concrete / FRONT SIDEWALK	200x4x0			800
Qual	3 Cond 3	Year 1940	Eff Age	86	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.11 x 800)			3,288	2,630	658
PACN	Paving - Concrete / SIDE SIDEWALK	190x4x0			760
Qual	3 Cond 3	Year 1940	Eff Age	86	

0

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.11 x 760)			3,124	2,499	625

Total Site Improvement Value	102,884
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