



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:58:54
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Assessment Data					Primary Image									
Account	300004884				 <p>Equipment Shed 1/9/2023</p>									
Parcel ID	1001-00-036-013-0-001-00													
Cadastral ID	1001-036-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13435													
YOUNG, WALTER D.														
PO BOX 378 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00707 E LOCUST ST													
Subdivision	BUFFALO ORIG													
Lot/Block	0013 / 0036	Parcel Size 6 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83196694 -99.63008189														
BUFFALO ORIG. BLOCK 36 LOTS: 13 THRU 18														
Building Permits														
<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	16,800	16,800	12%	2,016	Assessed	3,783	297.87					
Year Frozen		Improvements	14,722	14,722		1,767	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	31,522	31,522	3,783	Total Taxable	3,783	298.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004884	YOUNG, WALTER D.	201	31,522	0	3,608	284.00							
2024	2024-300004884	YOUNG, WALTER D.	201	31,565	0	3,437	280.00							
2023	2023-300004884	YOUNG, WALTER D.	201	27,276	0	3,273	271.00							
2022	2022-300004884	YOUNG, WALTER D.	201	27,276	0	3,273	269.00							
2021	2021-300004884	YOUNG, WALTER D.	201	27,276	0	3,273	270.00							
2020	2020-300004884	YOUNG, WALTER D.	201	27,276	0	3,273	269.00							
2019	2019-0004884	YOUNG, WALTER D.	201	28,130		3,204	266.00							
2018	2018-0004884	YOUNG, WALTER D.	201	28,130		3,050	253.00							
2017	2017-0004884	YOUNG, WALTER D.	201	27,707		2,906	242.00							
2016	2016-0004884	YOUNG, WALTER D.	201	31,776		2,767	235.00							
2015	2015-0004884	YOUNG, WALTER D.	201	30,970		2,636	209.00							
2014	2014-0004884	YOUNG, WALTER D.	201	30,526		2,511	201.00							
2013	2013-0004884	YOUNG, WALTER D.	201	38,748		2,391	190.00							



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 16800</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 21,000.00 x .80 = 16,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 16,800</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,200</p> <p>Total Base Value 70,752</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 70,752</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 14,150</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 14,150</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 14,150</p> <p>Land Value 16,800</p> <p>Cost Approach Value 30,950 25.79/SqFt</p>	<p>Image ID 23922</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description Equipment Shed</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</p> <p>Land Value 16,800</p> <p>Total Appraised Value 30,950 25.79/SqFt</p>	



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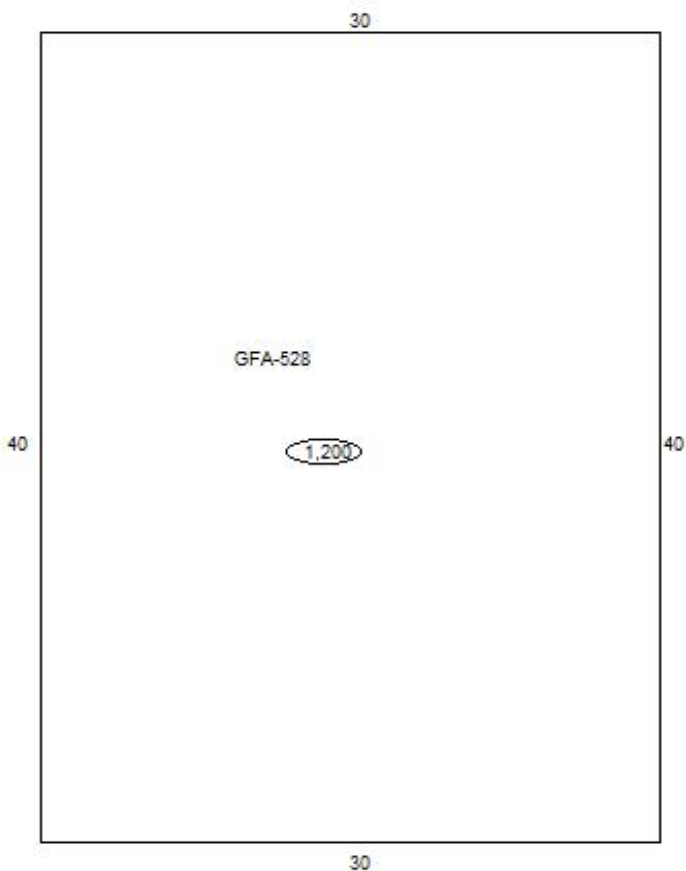
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Sketch Image

300004884



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		10	GFA-528	1,200	1.000	1,200
Total Building Area						1,200		1,200



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Account 300004884
Parcel ID 1001-00-036-013-0-001-00
Cadastral ID 1001-036-013-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name YOUNG, WALTER D.

Building Data

Building ID 18
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,200
Average Perimeter 140
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1970
Effective Age 78
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
Heating/Cooling 15 - No HVAC
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 37.90
Wall Cost 21.06
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 58.96
Total Area 1,200
Base RCN 70,752
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 70,752
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (56,602)
Total RCNLD 14,150
Lump Sums
Total Building Value 14,150 \$ 11.79 Per SqFt