



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	300004905			<p>1001-00-047-001-0-001-00_001.JPG 1/9/2023</p>						
Parcel ID	1001-00-047-001-0-001-00									
Cadastral ID	1001-047-001-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	1							
Tax Area	201 - 4T-BUFFALO-C									
Name ID	13388									
INDEPENDENT SCHOOL DIST. #4										
PO BOX 130 BUFFALO OK 73834-0000										
Parcel Location										
Situs	E 13 RD									
Subdivision	BUFFALO ORIG									
Lot/Block	0001 / 0047	Parcel Size	24 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG/MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description	Lat/Long: 36.82811517 -99.63155679			Building Permits						
BUFFALO ORIG. BLOCK 47 LOTS: ALL BLOCK				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	25,200	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	8,977	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	34,177	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	2025-300004905	INDEPENDENT SCHOOL DIST. #4			201	34,177	0		.00	
2024	2024-300004905	INDEPENDENT SCHOOL DIST. #4			201	31,533	0		.00	
2023	2023-300004905	SCHOOL DIST. #4			201	25,200	0		.00	
2022	2022-300004905	SCHOOL DIST. #4			201	25,200	0		.00	
2021	2021-300004905	SCHOOL DIST. #4			201	25,200	0		.00	
2020	2020-300004905	SCHOOL DIST. #4			201	25,200	0		.00	
2019	2019-0004905	SCHOOL DIST. #4			201	25,200			.00	
2018	2018-0004905	SCHOOL DIST. #4			201	25,200			.00	
2017	2017-0004905	SCHOOL DIST. #4			201	25,200			.00	
2016	2016-0004905	SCHOOL DIST. #4			201	25,200			.00	
2015	2015-0004905	SCHOOL DIST. #4			201	25,200			.00	
2014	2014-0004905	SCHOOL DIST. #4			201	25,200			.00	
2013	2013-0004905	SCHOOL DIST. #4			201	25,200			.00	



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 25200</p> <p>Non-Ag Acres</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 84,000.00 x .30 = 25,200</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 25,200</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 8,642</p> <p>Total Improvement Value 8,642</p> <p>Land Value 25,200</p> <p>Cost Approach Value 33,842</p>	<p>Image Information</p> <p>Image ID 23968</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description 1001-00-047-001-0-001-00_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 8,642</p> <p>Land Value 25,200</p> <p>Total Appraised Value 33,842</p>



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0			18,625
	Qual 3	Cond 3	Year 1990	Eff Age 36		

0

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.32 x 18,625)		43,210	34,568	8,642

Total Site Improvement Value 8,642