



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:13  
 Page 1

Assessment Data					Primary Image																			
Account	300004906				<p>1001-00-048-001-0-001-00_001.JPG 1/9/2023</p>																			
Parcel ID	1001-00-048-001-0-001-00																							
Cadastral ID	1001-048-001-00-0-001-00																							
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	SE SECOND ST																							
Subdivision	BUFFALO ORIG																							
Lot/Block	0001 / 0048	Parcel Size	12 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG/MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.83085537 -99.63178120																								
BUFFALO ORIG. BLOCK 48 LOTS: 1 THRU 6;19 THRU 24																								
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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
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	12,600	0	12%	0	Assessed	0	0.00															
Year Frozen		Improvements	0	0		0	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	12,600	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	2025-300004906	INDEPENDENT SCHOOL DIST. #4	201	12,600	0		.00																	
2024	2024-300004906	INDEPENDENT SCHOOL DIST. #4	201	12,600	0		.00																	
2023	2023-300004906	SCHOOL DIST. #4	201	12,600	0		.00																	
2022	2022-300004906	SCHOOL DIST. #4	201	12,600	0		.00																	
2021	2021-300004906	SCHOOL DIST. #4	201	12,600	0		.00																	
2020	2020-300004906	SCHOOL DIST. #4	201	12,600	0		.00																	
2019	2019-0004906	SCHOOL DIST. #4	201	12,600			.00																	
2018	2018-0004906	SCHOOL DIST. #4	201	12,600			.00																	
2017	2017-0004906	SCHOOL DIST. #4	201	12,600			.00																	
2016	2016-0004906	SCHOOL DIST. #4	201	12,600			.00																	
2015	2015-0004906	SCHOOL DIST. #4	201	12,600			.00																	
2014	2014-0004906	SCHOOL DIST. #4	201	12,600			.00																	
2013	2013-0004906	SCHOOL DIST. #4	201	12,600			.00																	



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:59:13  
Page 2

Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 12600</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 42,000.00 x .30 = 12,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 12,600</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</p> <p>Total Improvement Value</p> <p>Land Value 12,600</p> <p>Cost Approach Value 12,600</p>	<p><b>Image Information</b></p> <p>Image ID 23969</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description 1001-00-048-001-0-001-00_001.JPG</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</p> <p>Land Value 12,600</p> <p>Total Appraised Value 12,600</p>	