




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:59:24  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 300004918 <b>Parcel ID</b> 1010-00-003-003-0-001-00 <b>Cadastral ID</b> 1010-003-003-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> E VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14425 HARPER COUNTY HOSPITAL AUTHORITY TRUSTEES: MEMBERS OF THE HARPER CO- COMMUNITY HOSPITAL BOARD PO BOX 60 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 01001 US 64 HWY <b>Subdivision</b> GEORGE ADDN. <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1010-00-003-003-0-001-00 02/22/24</p>																																																	
<b>OFFICE</b> 2/23/2024																																																						
<b>Legal Description</b> Lat/Long: 36.83980218 -99.62679422					<b>Building Permits</b>																																																	
GEORGE ADD TRACT IN BLOCK 1 LOT 3 BOOK 735 PAGE 536					<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																																																		
<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					735/536	SUTHERS, NEAL K.	04/03/2018	2,000	01																																													
					609/221	HUDSON WEIDNER ENTERPRISE	12/28/2005	35,000	V																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value</td> <td>4,182</td> <td>0</td> <td>12%</td> <td>0</td> <td>Assessed</td> <td>0</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>94,963</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>99,145</td> <td>0</td> <td>0</td> <td>0</td> <td>Total Taxable</td> <td>0</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value	4,182	0	12%	0	Assessed	0	Year Frozen		Improvements	94,963	0		0	Penalty	0	Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	TIF Project ID	0	Total Value	99,145	0	0	0	Total Taxable	0
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																														
Remove Cap		Land Value	4,182	0	12%	0	Assessed	0																																														
Year Frozen		Improvements	94,963	0		0	Penalty	0																																														
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0																																														
TIF Project ID	0	Total Value	99,145	0	0	0	Total Taxable	0																																														
<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300004918	HARPER COUNTY HOSPITAL AUTHORITY	201	99,145	0		.00																																															
2024	2024-300004918	HARPER COUNTY HOSPITAL AUTHORITY	201	94,858	0		.00																																															
2023	2023-300004918	HARPER COUNTY HOSPITAL AUTHORITY	201	80,511	0		.00																																															
2022	2022-300004918	HARPER CO. HOSPITAL, TRUSTEES	201	74,344	0		.00																																															
2021	2021-300004918	HARPER CO. HOSPITAL, TRUSTEES	201	95,999	0		.00																																															
2020	2020-300004918	HARPER CO. HOSPITAL, TRUSTEES	201	95,999	0		.00																																															
2019	2019-0004918	HARPER CO. HOSPITAL, TRUSTEES	201	102,498			.00																																															
2018	2018-0004918	HARPER CO. HOSPITAL, TRUSTEES	201	102,498		6,841	567.00																																															
2017	2017-0004918	SUTHERS, NEAL K.	201	90,228		6,515	542.00																																															
2016	2016-0004918	SUTHERS, NEAL K.	201	112,116		6,205	528.00																																															
2015	2015-0004918	SUTHERS, NEAL K.	201	103,931		5,910	469.00																																															
2014	2014-0004918	SUTHERS, NEAL K.	201	100,845		5,628	451.00																																															
2013	2013-0004918	SUTHERS, NEAL K.	201	101,701		5,361	427.00																																															

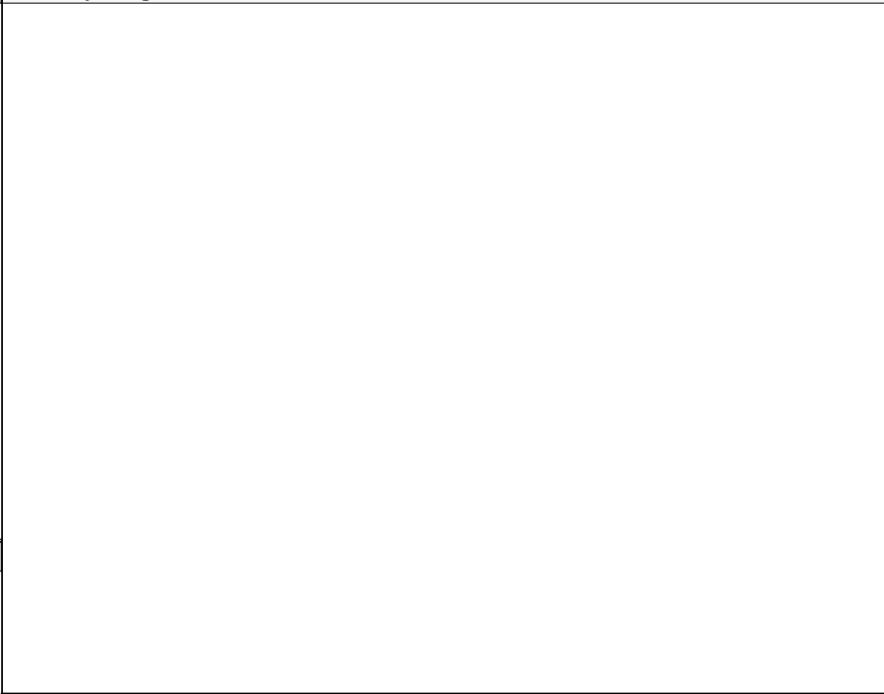


# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:59:24  
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 4182</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 5,227.00 x .80 = 4,182</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,182</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 3,233</p> <p>Total Base Value 414,859</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 414,859</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 82,972</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 82,972</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 11,064</p> <p>Total Improvement Value 94,036</p> <p>Land Value 4,182</p> <p>Cost Approach Value 98,218 30.38/SqFt</p>	<p>Image ID 28362</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description OFFICE</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 11,064</p> <p>Land Value 4,182</p> <p>Total Appraised Value 98,218 30.38/SqFt</p>	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

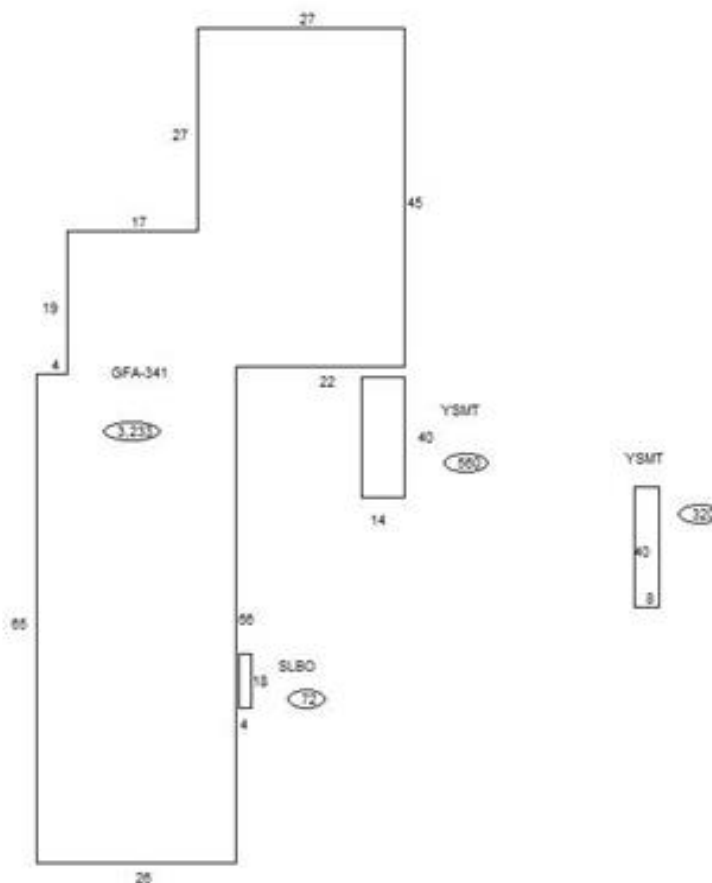
Date 02/06/2026

Time 06:59:24

Page 3

Sketch Image

300004918



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		20	GFA-341	3,233	1.000	3,233
2	O	SHDS		50	YSMT	560	1.000	560
3	O	PATO		50	SLBO	72	1.000	72
4	O	SHDS		50	YSMT	320	1.000	320
<b>Total Building Area</b>						<b>3,233</b>		<b>3,233</b>



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:59:24  
 Page 4

Account	300004918	Tax Area Code	201
Parcel ID	1010-00-003-003-0-001-00	Property Class	E
Cadastral ID	1010-003-003-00-0-001-00	Owners Name	HARPER COUNTY HOSPITAL AUTHORITY

Building Data	Building Image
Building ID 21 Building Sequence 1 Occupancy 1 341 Medical Office 100% Occupancy 2 Occupancy 3 Total Floor Area 3,233 Average Perimeter 318 Number Of Storys 1.00 Average Wall Ht 8.00 Year Built 1965 Effective Age 78 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists Quality 1.5 - Low Condition 1.6 - Low Exterior Wall 5 - Brick with Block Back-up Heating/Cooling 8 - Warmed and Cooled Air Roof Type Gable Roof Cover Composition  Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2	
	Image Information
	Image Name Image Date Image Name Description

Cost Calculations	
Appraisal Zone 2	Manual Date
Zone Description VI AREA 2	Base Year 2026
Base Cost 78.65	Modifier Value
Wall Cost 38.93	Total Replacement Cost 414,859
HVAC Cost 10.74	Physical Depreciation 80%
Basement Cost 0.00	Functional Depreciation
Total Base Cost 128.32	Total Depreciation 80% (331,887)
Total Area 3,233	Total RCNLD 82,972
Base RCN 414,859	Lump Sums
Misc Impr Value	Total Building Value 82,972 \$ 25.66 Per SqFt

Building Modifiers					
Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
110	Plywood/ Hardbd	Percent	50%		

**Total Modifier Value**



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor




Date 02/06/2026

Time 06:59:24

Page 5

300004918

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	SHIPPING CONTAINER	40x8x8		Formed Metal	320		
	Qual	3	Cond	3	Year	2025	Eff Age	1
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (19.46 x 320)				6,227	311	5,916		
	PATO	Slab Porch - Open	18x4x0	Concrete		72		
	Qual	3	Cond	3	Year	2015	Eff Age	11
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (9.78 x 72)				704	366	338		
	SHDS	Yard Shed - Metal	40x14x8	Base	Formed Metal	560		
	Qual	3	Cond	3	Year	2011	Eff Age	15
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (17.53 x 560)				9,817	5,007	4,810		
<b>Total Site Improvement Value</b>						<b>11,064</b>		