



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 300004955 <b>Parcel ID</b> 1070-00-050-001-0-001-00 <b>Cadastral ID</b> 1070-050-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14449 BISON CORNER, L.L.C. (BUFFALO CAR WASH) % R.A. BENTLEY BOX 693 BUFFALO OK 73834-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 00816 S HOY ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0050 <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																																																						
<b>Legal Description</b> Lat/Long: 36.82737809 -99.62450713					<b>Building Permits</b>																																																	
MILLERS ADD. BLOCK 50 TRACT IN BLOCK 50 BOOK 621 PAGE 546					<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																																								
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<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>																																													
					613/815	YOUNG, WALTER, D., ETUX BISON CORNER, L.L.C.	06/08/2006	35,000	Q																																													
<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 35,959</td> <td>35,959</td> <td>12%</td> <td>4,315</td> <td>Assessed</td> <td>16,289</td> <td>1,282.60</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 99,789</td> <td>99,789</td> <td> </td> <td>11,974</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 135,748</td> <td>135,748</td> <td> </td> <td>16,289</td> <td>Total Taxable</td> <td>16,289</td> <td>1,283.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 35,959	35,959	12%	4,315	Assessed	16,289	1,282.60	Year Frozen		Improvements 99,789	99,789		11,974	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 135,748	135,748		16,289	Total Taxable	16,289	1,283.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300004955	BISON CORNER, L.L.C.	201	135,748	0	16,289	1,283.00																																															
2024	2024-300004955	BISON CORNER, L.L.C.	201	133,243	0	15,989	1,302.00																																															
2023	2023-300004955	BISON CORNER, L.L.C.	201	133,922	0	16,071	1,329.00																																															
2022	2022-300004955	BISON CORNER, L.L.C.	201	133,922	0	16,071	1,322.00																																															
2021	2021-300004955	BISON CORNER, L.L.C.	201	133,922	0	16,071	1,327.00																																															
2020	2020-300004955	BISON CORNER, L.L.C.	201	133,922	0	16,071	1,322.00																																															
2019	2019-0004955	BISON CORNER, L.L.C.	201	142,681		17,121	1,419.00																																															
2018	2018-0004955	BISON CORNER, L.L.C.	201	145,976		17,517	1,453.00																																															
2017	2017-0004955	BISON CORNER, L.L.C.	201	147,409		17,689	1,471.00																																															
2016	2016-0004955	BISON CORNER, L.L.C.	201	150,718		18,086	1,539.00																																															
2015	2015-0004955	BISON CORNER, L.L.C.	201	180,975		19,704	1,564.00																																															
2014	2014-0004955	BISON CORNER, L.L.C.	201	183,004		18,766	1,504.00																																															
2013	2013-0004955	BISON CORNER, L.L.C.	201	213,459		17,873	1,424.00																																															



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 35959</p> <p>Non-Ag Acres</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 71,918.00 x .50 = 35,959</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 35,959</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,632</p> <p>Total Base Value 145,444</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 145,444</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 69,813</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 69,813</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 21,580</p> <p>Total Improvement Value 91,393</p> <p>Land Value 35,959</p> <p>Cost Approach Value 127,352 78.03/SqFt</p>	<p>Image ID 24000</p> <p>Image Date 1/9/2023</p> <p>Name 002.JPG</p> <p>Description 1070-00-050-001-0-001-00_002.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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 21,580</p> <p>Land Value 35,959</p> <p>Total Appraised Value 127,352 78.03/SqFt</p>	



Harper

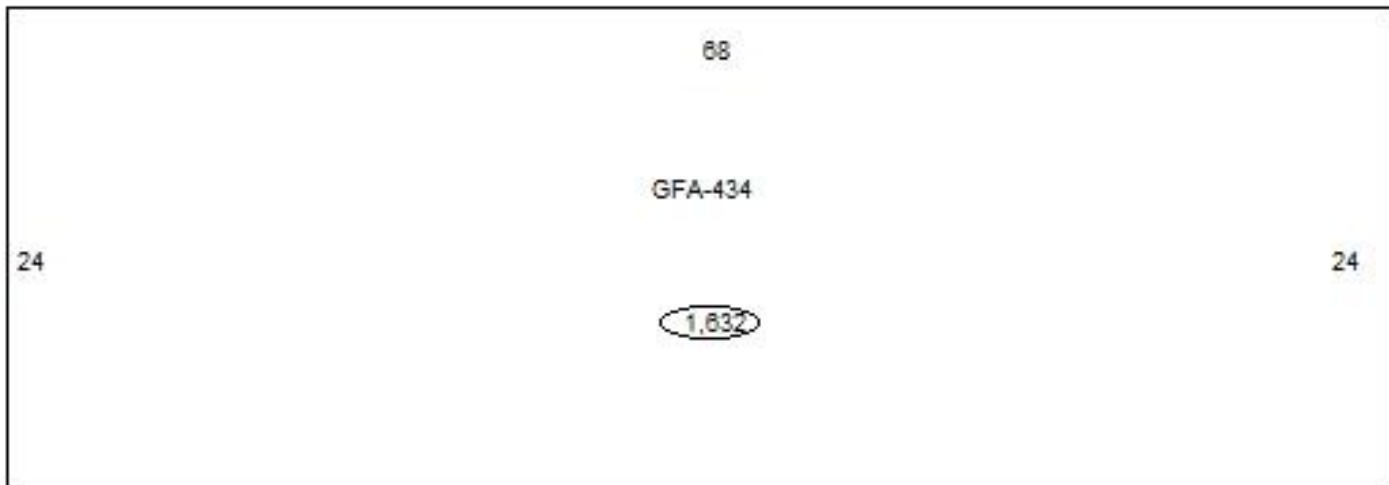
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	434		13	GFA-434	1,632	1.000	1,632
<b>Total Building Area</b>						1,632		1,632



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Account 300004955  
Parcel ID 1070-00-050-001-0-001-00  
Cadastral ID 1070-050-001-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name BISON CORNER, L.L.C.

### Building Data

Building ID 25  
Building Sequence 1  
Occupancy 1 434 Car Wash - Self Serve 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,632  
Average Perimeter 184  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2006  
Effective Age 16  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 4 - Good  
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame  
Heating/Cooling  
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 48.02  
Wall Cost 41.10  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 89.12  
Total Area 1,632  
Base RCN 145,444  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 145,444  
Physical Depreciation 52%  
Functional Depreciation  
Total Depreciation 52% (75,631)  
Total RCNLD 69,813  
Lump Sums  
Total Building Value 69,813 \$ 42.78 Per SqFt



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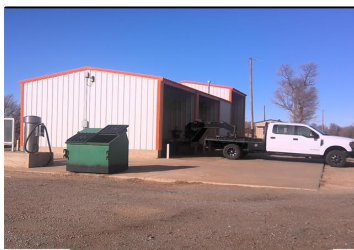
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	88x63x0			5,544
	Qual 3	Cond 3	Year 2005	Eff Age	21	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.77 x 5,544)			20,901 16,721	4,180



@N10	AUTOMA & ELECTRONICS	0x0x0		2,000
Qual 3	Cond 3	Year 0	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (10.00 x 2,000)			20,000 2,600	17,400

**Total Site Improvement Value 21,580**