



# 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	300004956				No Image On File									
Parcel ID	1070-00-069-024-0-001-00													
Cadastral ID	1070-069-024-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13443													
BUFFALO VETERINARY CLINIC P.C.														
PO BOX 560 BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	00720 S HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0024 / 0069	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.83081839 -99.63311613														
<b>Building Permits</b>														
MILLERS ADD. BLOCK 69 LOTS: ALL OF 24,26,28														
<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>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	8,100	8,100	12%	972	Assessed	6,370	501.57					
Year Frozen		Improvements	44,987	44,987		5,398	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	53,087	53,087		6,370	Total Taxable	6,370	502.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004956	BUFFALO VETERINARY CLINIC P.C.	201	53,087	0	6,370	502.00							
2024	2024-300004956	BUFFALO VETERINARY CLINIC P.C.	201	54,518	0	6,542	533.00							
2023	2023-300004956	BUFFALO VETERINARY CLINIC P.C.	201	140,198	0	16,824	1,392.00							
2022	2022-300004956	BUFFALO VETERINARY CLINIC P.C.	201	140,198	0	16,824	1,384.00							
2021	2021-300004956	BUFFALO VETERINARY CLINIC P.C.	201	140,198	0	16,824	1,389.00							
2020	2020-300004956	BUFFALO VETERINARY CLINIC P.C.	201	140,198	0	16,824	1,384.00							
2019	2019-0004956	BUFFALO VETERINARY CLINIC P.C.	201	147,578		17,710	1,468.00							
2018	2018-0004956	BUFFALO VETERINARY CLINIC P.C.	201	147,578		17,138	1,421.00							
2017	2017-0004956	BUFFALO VETERINARY CLINIC P.C.	201	136,015		16,322	1,357.00							
2016	2016-0004956	BUFFALO VETERINARY CLINIC P.C.	201	136,015		16,234	1,381.00							
2015	2015-0004956	BUFFALO VETERINARY CLINIC P.C.	201	130,658		15,459	1,227.00							
2014	2014-0004956	BUFFALO VETERINARY CLINIC P.C.	201	127,752		14,725	1,180.00							
2013	2013-0004956	BUFFALO VETERINARY CLINIC P.C.	201	130,639		14,023	1,117.00							



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Lot Data	Primary Image									
<p>Lot Size 75 x 135</p> <p>Lot Count</p> <p>Units Buildable 8100</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 10,125.00 x .80 = 8,100</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 8,100</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 44,503</p> <p>Total Improvement Value 44,503</p> <p>Land Value 8,100</p> <p>Cost Approach Value 52,603</p>	<th data-bbox="704 884 1588 913">Image Information</th>		Image Information							
<th data-bbox="34 1247 704 1276">Income Approach</th> <td colspan="2" data-bbox="704 1247 1588 1579"> <th data-bbox="704 1247 1588 1276">Value Reconciliation</th> </td>	Income Approach	<th data-bbox="704 1247 1588 1276">Value Reconciliation</th>		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>	<table border="0"> <tr> <td>Selected Valuation Method</td> <td>Cost Approach</td> </tr> <tr> <td>Total Improvement Value</td> <td>44,503</td> </tr> <tr> <td>Land Value</td> <td>8,100</td> </tr> <tr> <td>Total Appraised Value</td> <td>52,603</td> </tr> </table>		Selected Valuation Method	Cost Approach	Total Improvement Value	44,503	Land Value	8,100	Total Appraised Value	52,603
Selected Valuation Method	Cost Approach									
Total Improvement Value	44,503									
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Total Appraised Value	52,603									



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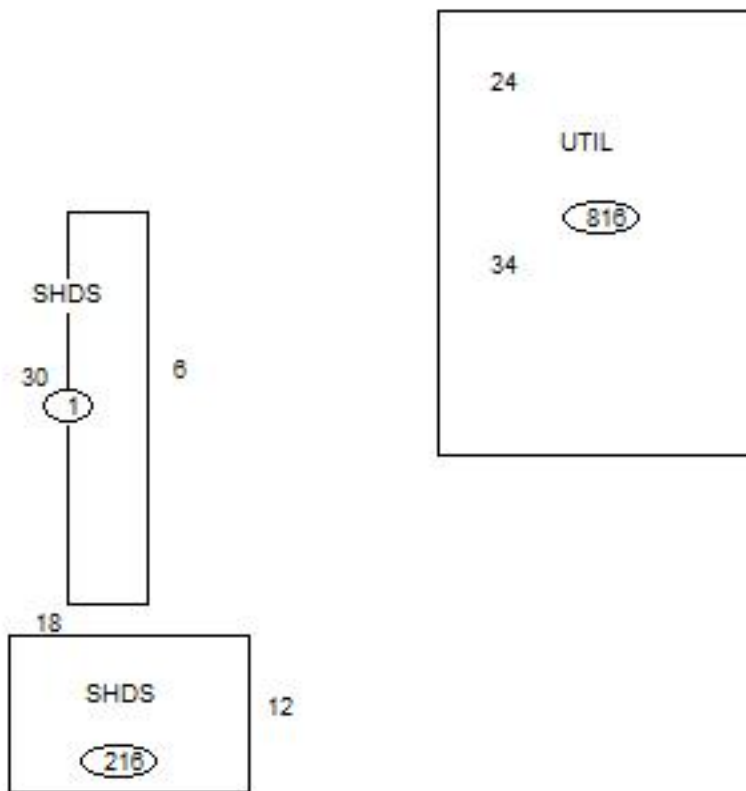
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	UTIL		20	UTIL	816	1.000	816
2	O	UTIL		20	SHDS	216	1.000	216
3	O	KNNL		20	SHDS	1	1.000	1

Total Building Area



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
 <p>0000-12-27N-23W-4-001-00 2519 9/3/2020</p>	UTIL	HORSE BARN - SE Side	24x34x8	Dirt	Formed Metal	816		
	Qual	5	Cond	5	Year	2000	Eff Age	16
	<b>Valuation Summary</b> Base Cost (28.66 x 816)		<b>Modifier Total</b>		<b>RCN</b> 23,387	<b>Depr (% Phys/ % Func)</b> 8,653	<b>RCNLD</b> 14,734	
 <p>0000-12-27N-23W-4-001-00 2519 9/3/2020</p>	UTIL	Shed - SW BARN	18x12x8	Dirt	Formed Metal	216		
	Qual	5	Cond	5	Year	1980	Eff Age	28
	<b>Valuation Summary</b> Base Cost (31.50 x 216)		<b>Modifier Total</b>		<b>RCN</b> 6,804	<b>Depr (% Phys/ % Func)</b> 3,810	<b>RCNLD</b> 2,994	
 <p>0000-12-27N-23W-4-001-00 2519 9/3/2020</p>	KNNL	Dog Kennel Shed	30x6x6	Dirt		150		
	Qual	5	Cond	5	Year	1980	Eff Age	21
	<b>Valuation Summary</b> Base Cost (892.50 x 150)		<b>Modifier Total</b> 0 0 0		<b>RCN</b> 133,875	<b>Depr (% Phys/ % Func)</b> 107,100	<b>RCNLD</b> 26,775	
<b>Total Site Improvement Value</b>						<b>44,503</b>		