



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:23  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004986 <b>Parcel ID</b> 1070-00-091-002-0-001-00 <b>Cadastral ID</b> 1070-091-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14272 FARMERS CO-OP ASSN  P O BOX 603 ALVA OK 73717-0000  <b>Parcel Location</b> <b>Situs</b> 00422 S HOY ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0002 / 0091 <b>Parcel Size</b> 7.5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG\MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>STORAGE BUILDING 2/28/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83008095 -99.63335885 MILLERS ADD BLOCK 91 LOTS: 2,4,6,8,10,12,14,16,18 LESS E15' OF LOTS FOR HWY																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable	15300		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	7 BUFFALOMILLERS COM		
Value Method	Square-Foot		
Base Lot Value	19,125.00 x .80 = 15,300		
Factor Value	0		
Adjustments			
Lot Value	15,300		
<b>Cost Approach</b>			
Manual Date	07/2025		
Total Building Area	1,239		
Total Base Value	143,166		
Modifier Value	137,737		
Misc Improvements			
Replacement Cost New	280,903		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	227,531		
Economic Depreciation			
RCNLD (All Sources)	227,531		
Depreciated Improvements			
Outbuilding Value	103,999		
Total Improvement Value	331,530		
Land Value	15,300		
Cost Approach Value	346,830 279.93/SqFt		
<b>Income Approach</b>		<b>Value Reconciliation</b>	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	103,999
Miscellaneous Income		Land Value	15,300
Effective Gross Income (EGI)		Total Appraised Value	346,830 279.93/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

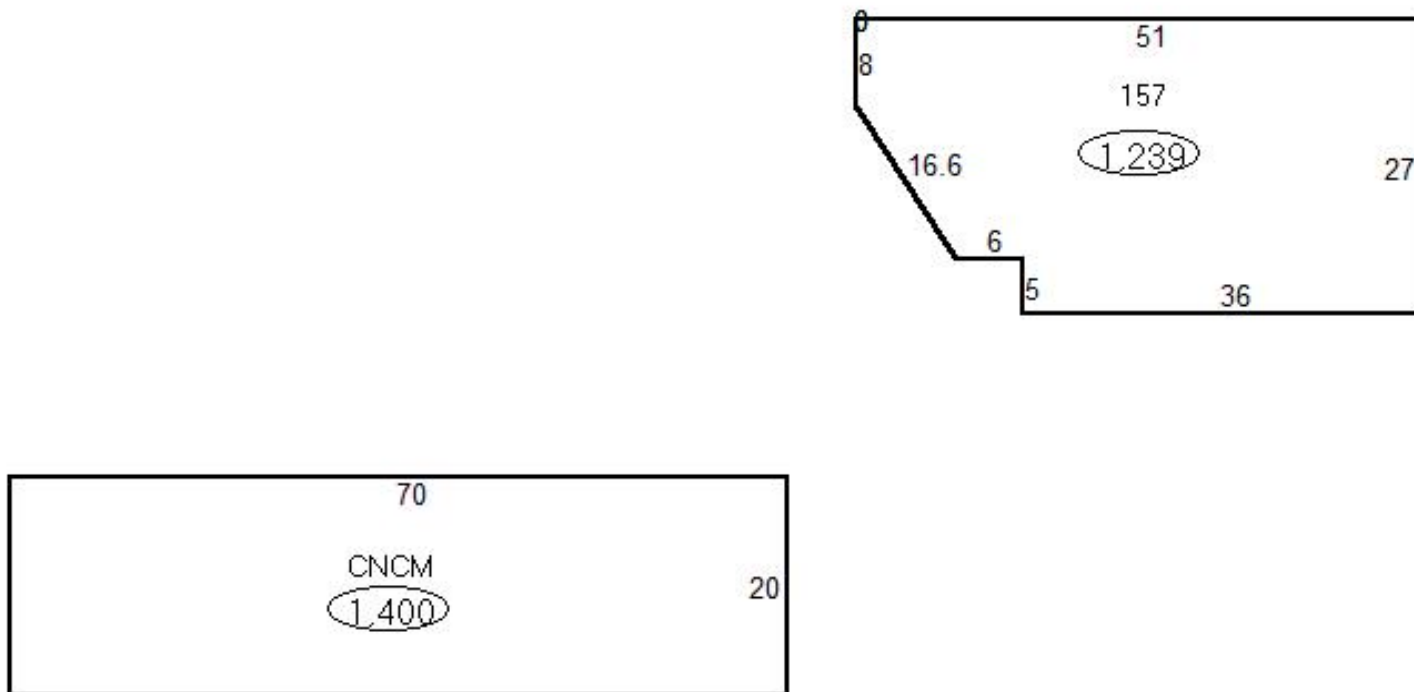
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Sketch Image

300004986



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	157		20	157	1,239	1.000	1,239
2	O	CNCM		20	CNCM	1,400	1.000	1,400
<b>Total Building Area</b>						1,239		1,239



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Account 300004986  
 Parcel ID 1070-00-091-002-0-001-00  
 Cadastral ID 1070-091-002-00-0-001-00

Tax Area Code 201  
 Property Class UC  
 Owners Name FARMERS CO-OP ASSN

### Building Data

Building ID 370  
 Building Sequence 1  
 Occupancy 1 408 Service Station 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 1,239  
 Average Perimeter 150  
 Number Of Storys 1.00  
 Average Wall Ht 12.00  
 Year Built 2014  
 Effective Age 7  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 5 - Very Good  
 Condition 5 - Very Good  
 Exterior Wall 12 - Concrete Block  
 Heating/Cooling 8 - Warmed and Cooled Air  
 Roof Type Hip  
 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 4986\_1.JPG  
 Image Date 2/28/2022  
 Image Name 4986\_1.JPG  
 Description STORAGE BUILDING

### Cost Calculations

Appraisal Zone 4  
 Zone Description VI AREA 4  
 Base Cost 69.48  
 Wall Cost 30.46  
 HVAC Cost 15.61  
 Basement Cost 0.00  
 Total Base Cost 115.55  
 Total Area 1,239  
 Base RCN 143,166  
 Misc Impr Value

Manual Date  
 Base Year 2026  
 Modifier Value 137,737  
 Total Replacement Cost 280,903  
 Physical Depreciation 19%  
 Functional Depreciation  
 Total Depreciation 19% (53,372)  
 Total RCNLD 227,531  
 Lump Sums  
 Total Building Value 227,531 \$ 183.64 Per SqFt

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Fuel Dispenser (Double)	Count	2		25,709
	Fuel Dispenser (Single)	Count	5		47,793
	Fuel Tanks	Gallons	12600		19,530
	External Air Service	Air Service	1	Post Count 1	5,645
	Fuel Tanks	Gallons	12600		19,530
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<b>Total Modifier Value</b>					<b>137,737</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Concrete Paving SLAB	0x0x0			29,040		
	Qual	4	Cond	4	Year	2014	Eff Age	10
						0		
						0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.72 x 29,040)			137,069	78,129	58,940	
	CNCM	Canopy - Commercial	70x20x16		Concrete	Formed Metal	1,400	
	Qual	5	Cond	5	Year	2014	Eff Age	7
			<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
			Base Cost (34.38 x 1,400)			48,132	4,813	43,319
	BNV	TANKS & PUMPS ON BLDG COST 2026	0x0x0					
	Qual		Cond		Year	2014	Eff Age	
						0		
						0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (0.00 x )						
	EXLT	Exterior Lighting	0x0x0			6		
	Qual	4	Cond	4	Year	2014	Eff Age	10
			<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
			Base Cost (1,381.03 x 6)			8,286	6,546	1,740
	ARSA	Air Service - Auto *ON BLDG COST*	0x0x0					
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (1,527.65 x )						
<b>Total Site Improvement Value</b>						<b>103,999</b>		