



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:27  
 Page 1

Assessment Data	Primary Image
<b>Account</b> 300004993 <b>Parcel ID</b> 1070-00-091-020-0-001-00 <b>Cadastral ID</b> 1070-091-020-00-0-001-00 <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	<b>No Image On File</b>

P O BOX 603  
 ALVA OK 73717-0000

**Parcel Location**

**Situs** 00426 S HOY ST  
**Subdivision** MILLER'S ADDN  
**Lot/Block** 0020 / 0091 **Parcel Size** 5 - Lots  
**Sec/Twn/Rng** / / /  
**Neighborhood** 100100 - BUFFALO ORIG\MILLERS  
**School District** 4-BUFFAL - 4-BUFFALO

**Legal Description** Lat/Long: 36.83092183 -99.63271253

MILLERS ADD. BLOCK 91 LOTS: 20,22,24,26,28

**Building Permits**

Number	Description	Opened	Closed	Amount

**Exemptions**

Code	Type	Active	Maximum	Exemption

**Sale History**

Bk/Pg	Grantor	Date	Price	Code
688/440	BAYNE, BOB AND	01/24/2013	25,000	11
594/606	DODD, JESSE E., ETUX	04/13/2004	8,500	U
557/792	NICHOLS, ILLENE	08/16/2000	14,000	QV
526/618	THOMPSON, VANCE, ETUX	07/09/1997	6,000	PQ

**Parcel Valuation**

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	Land Value	10,000	10,000	12%	1,200	Assessed	1,200	94.49
Year Frozen	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	10,000		1,200	Total Taxable	1,200	94.00

**Assessment History**

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300004993	FARMERS CO-OP ASSN	201	10,000	0	1,200	94.00
2024	2024-300004993	FARMERS CO-OP ASSN	201	10,000	0	1,200	98.00
2023	2023-300004993	FARMERS CO-OP ASSN	201	10,000	0	1,200	99.00
2022	2022-300004993	FARMERS CO-OP ASSN	201	10,000	0	1,200	99.00
2021	2021-300004993	FARMERS CO-OP ASSN	201	10,000	0	1,200	99.00
2020	2020-300004993	FARMERS CO-OP ASSN	201	10,000	0	1,200	99.00
2019	2019-0004993	FARMERS CO-OP ASSN	201	10,000		1,200	99.00
2018	2018-0004993	FARMERS CO-OPERATIVE ASSOCIATI	201	10,000		1,200	100.00
2017	2017-0004993	FARMERS CO-OPERATIVE ASSOCIATI	201	10,000		1,200	100.00
2016	2016-0004993	FARMERS CO-OPERATIVE ASSOCIATI	201	10,000		1,200	102.00
2015	2015-0004993	FARMERS CO-OPERATIVE ASSOCIATI	201	10,000		1,200	95.00
2014	2014-0004993	FARMERS CO-OPERATIVE ASSOCIATI	201	25,000		1,890	151.00
2013	2013-0004993	FARMERS CO-OPERATIVE ASSOCIATI	201	15,000		1,800	143.00



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Lot Data	Primary Image									
<p>Lot Size 125 x 100</p> <p>Lot Count</p> <p>Units Buildable 10000</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 12,500.00 x .80 = 10,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 10,000</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 10,000</p> <p>Cost Approach Value 10,000</p>	<table border="1"> <thead> <tr> <th data-bbox="704 884 1588 909">Image Information</th> </tr> </thead> <tbody> <tr> <td data-bbox="704 909 1588 934">Image ID</td> </tr> <tr> <td data-bbox="704 934 1588 959">Image Date</td> </tr> <tr> <td data-bbox="704 959 1588 984">Name</td> </tr> <tr> <td data-bbox="704 984 1588 1010">Description</td> </tr> </tbody> </table>		Image Information	Image ID	Image Date	Name	Description			
Image Information										
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Image Date										
Name										
Description										
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>	<table border="1"> <tbody> <tr> <td data-bbox="704 1297 1019 1323">Selected Valuation Method</td> <td data-bbox="1019 1297 1588 1323">Cost Approach</td> </tr> <tr> <td data-bbox="704 1323 1019 1348">Total Improvement Value</td> <td data-bbox="1019 1323 1588 1348"></td> </tr> <tr> <td data-bbox="704 1348 1019 1373">Land Value</td> <td data-bbox="1019 1348 1588 1373">10,000</td> </tr> <tr> <td data-bbox="704 1373 1019 1398">Total Appraised Value</td> <td data-bbox="1019 1373 1588 1398">10,000</td> </tr> </tbody> </table>		Selected Valuation Method	Cost Approach	Total Improvement Value		Land Value	10,000	Total Appraised Value	10,000
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