



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:53  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005022 <b>Parcel ID</b> 1070-00-105-001-0-001-00 <b>Cadastral ID</b> 1070-105-001-00-0-001-00 <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> 14486 SUMMARS, ROGER N. ETUX  P O BOX 157 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00313 SW FOURTH ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0105 <b>Parcel Size</b> 2.5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-105-001-0-001-00 5022 02/25/2022</p> <p>1 3/2/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83372674 -99.62312583 MILLERS ADD BLOCK 105 LOTS: W 53' OF 1-3-5-7-9 BOOK 458 PAGE 24																																																																																																																									
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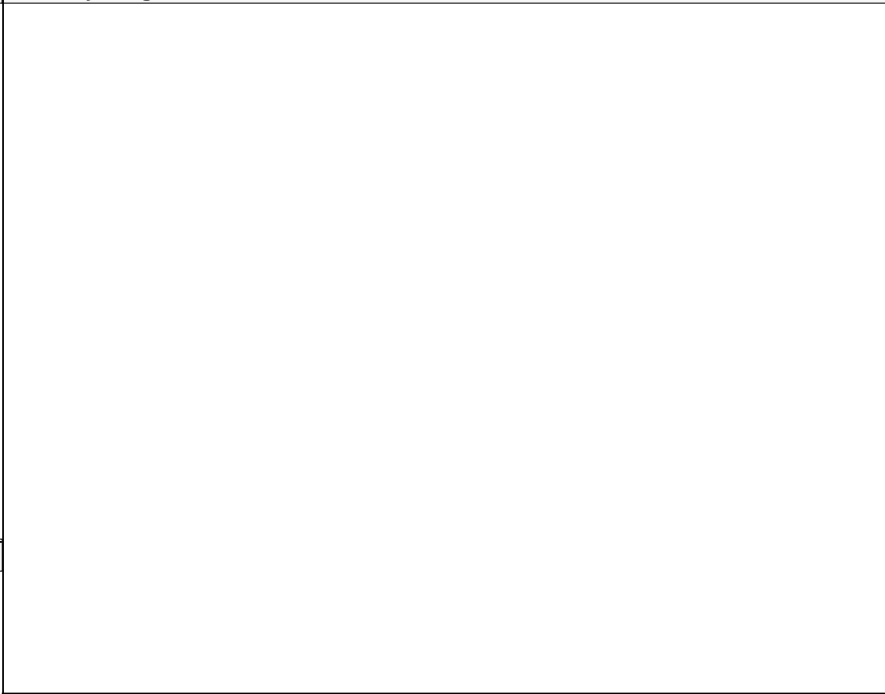


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## Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image
<p>Lot Size 125 x 53</p> <p>Lot Count</p> <p>Units Buildable 5300</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 6,625.00 x .80 = 5,300</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,300</p>	
<p><b>Cost Approach</b></p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 3,465</p> <p>Total Base Value 173,908</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 173,908</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 93,910</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 93,910</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 360</p> <p>Total Improvement Value 94,270</p> <p>Land Value 5,300</p> <p>Cost Approach Value 99,570 28.74/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 17554</p> <p>Image Date 3/2/2022</p> <p>Name 5022_1.JPG</p> <p>Description 1</p>
<p><b>Income Approach</b></p>	<p><b>Value Reconciliation</b></p>
<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 360</p> <p>Land Value 5,300</p> <p>Total Appraised Value 99,570 28.74/SqFt</p>



Harper

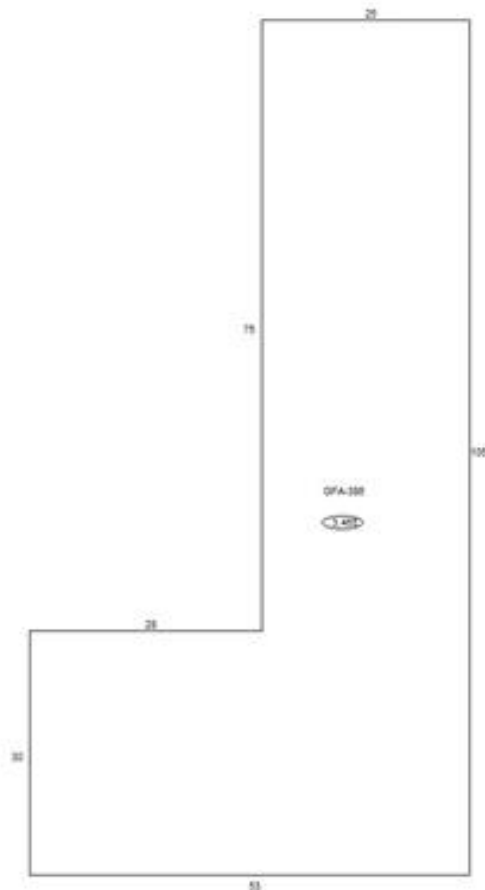
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Sketch Image

300005022



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		13	GFA-386	3,465	1.000	3,465
<b>Total Building Area</b>						<b>3,465</b>		<b>3,465</b>



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Account 300005022  
Parcel ID 1070-00-105-001-0-001-00  
Cadastral ID 1070-105-001-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name SUMMARS, ROGER N. ETUX

### Building Data

Building ID 32  
Building Sequence 1  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,465  
Average Perimeter 316  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 2006  
Effective Age 23  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 2.2 - Fair  
Condition 2.2 - Fair  
Exterior Wall 117 - Invalid ExteriorWall Code  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

### Building Image

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 4  
Zone Description VI AREA 4  
Base Cost 50.19  
Wall Cost 0.00  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 50.19  
Total Area 3,465  
Base RCN 173,908  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 173,908  
Physical Depreciation 46%  
Functional Depreciation  
Total Depreciation 46% (79,998)  
Total RCNLD 93,910  
Lump Sums  
Total Building Value 93,910 \$ 27.10 Per SqFt

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
0	None	Percent	50%		

Total Modifier Value



# Harper

## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	24x18x0			432
	Qual 3	Cond 3	Year 2006	Eff Age 20		
			0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.17 x 432)			1,801	1,441		360
<b>Total Site Improvement Value</b>						<b>360</b>