



# 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	300005050				<p>1070-00-108-002-0-001-00 5050 02/25/2022</p> <p>1 3/2/2022</p>																			
Parcel ID	1070-00-108-002-0-001-00																							
Cadastral ID	1070-108-002-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UC	VI Area 4																						
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	14512																							
GERMAN, STEVEN C.																								
P O BOX 476 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	00304 S HOY ST																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0002 / 0108	Parcel Size 3 - Lots																						
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG/MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.83690937 -99.63296326																								
MILLERS ADD. BLOCK 108 LOTS: 2-4-6																								
Building Permits																								
<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																				
Exemptions																								
Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	6,000	6,000	12%	720	Assessed	5,540	436.22															
Year Frozen		Improvements	48,306	40,163		4,820	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	54,306	46,163		5,540	Total Taxable	5,540	436.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005050	GERMAN, STEVEN C.	201	54,306	0	5,276	415.00																	
2024	2024-300005050	GERMAN, STEVEN C.	201	56,356	0	5,025	409.00																	
2023	2023-300005050	GERMAN, STEVEN C.	201	49,100	0	4,785	396.00																	
2022	2022-300005050	GERMAN, STEVEN C.	201	37,980	0	4,558	375.00																	
2021	2021-300005050	GERMAN, STEVEN C.	201	37,980	0	4,558	376.00																	
2020	2020-300005050	GERMAN, STEVEN C.	201	37,980	0	4,558	375.00																	
2019	2019-0005050	GERMAN, STEVEN C.	201	41,774		5,013	415.00																	
2018	2018-0005050	GERMAN, STEVEN C.	201	41,774		5,013	416.00																	
2017	2017-0005050	GERMAN, STEVEN C.	201	40,843		4,787	398.00																	
2016	2016-0005050	GERMAN, STEVEN C.	201	40,843		4,559	388.00																	
2015	2015-0005050	GERMAN, STEVEN C.	201	39,587		4,343	345.00																	
2014	2014-0005050	GERMAN, STEVEN C.	201	38,577		4,135	331.00																	
2013	2013-0005050	GERMAN, STEVEN C.	201	72,353		3,939	314.00																	



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Lot Data	Primary Image	
<p>Lot Size 75 x 100</p> <p>Lot Count</p> <p>Units Buildable 6000</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 7,500.00 x .80 = 6,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,870</p> <p>Total Base Value 219,957</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 219,957</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 43,991</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 43,991</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 2,937</p> <p>Total Improvement Value 46,928</p> <p>Land Value 6,000</p> <p>Cost Approach Value 52,928 18.44/SqFt</p>	<p>Image ID 17631</p> <p>Image Date 3/2/2022</p> <p>Name 5050_1.JPG</p> <p>Description 1</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 2,937</p> <p>Land Value 6,000</p> <p>Total Appraised Value 52,928 18.44/SqFt</p>	



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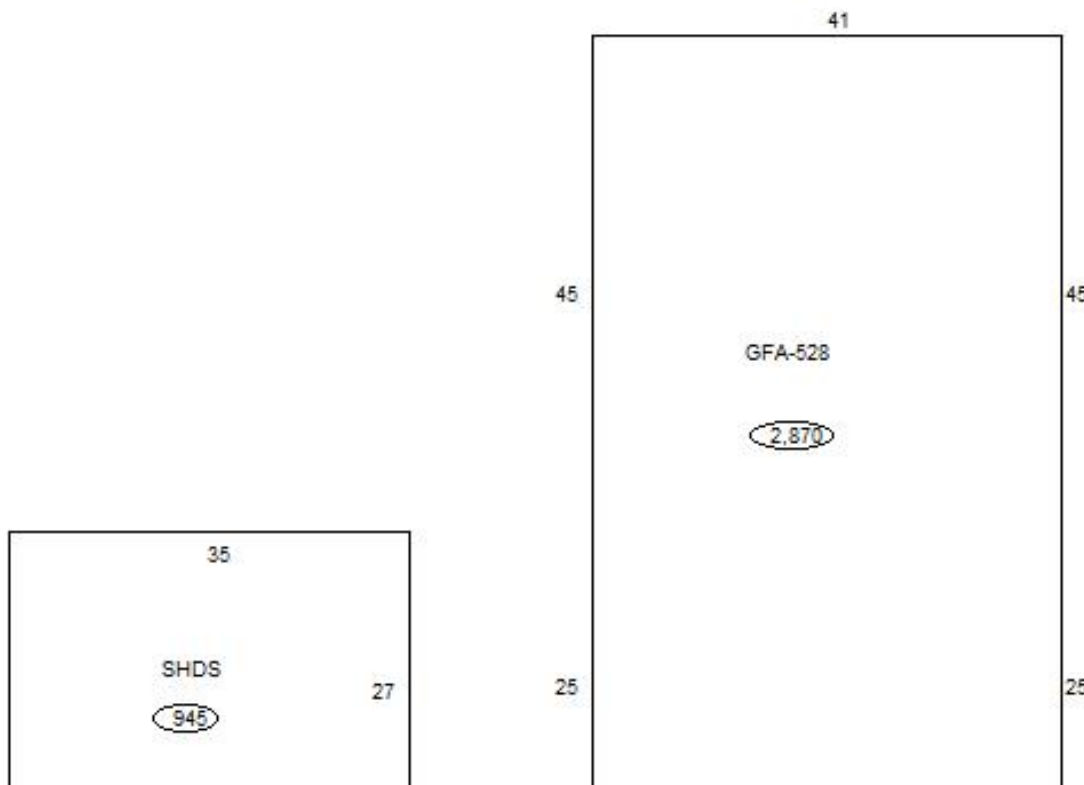
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Sketch Image

300005050



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		20	GFA-528	2,870	1.000	2,870
2	O	SHDS		20	SHDS	945	1.000	945
<b>Total Building Area</b>						2,870		2,870



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Account 300005050  
Parcel ID 1070-00-108-002-0-001-00  
Cadastral ID 1070-108-002-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name GERMAN, STEVEN C.

### Building Data

Building ID 34  
Building Sequence 1  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,870  
Average Perimeter 222  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1970  
Effective Age 67  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 15 - No HVAC  
Roof Type Shed  
Roof Cover Tar & Gravel

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 4  
Zone Description VI AREA 4  
Base Cost 44.56  
Wall Cost 32.08  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 76.64  
Total Area 2,870  
Base RCN 219,957  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 219,957  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (175,966)  
Total RCNLD 43,991  
Lump Sums  
Total Building Value 43,991 \$ 15.33 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	35x27x12	Dirt	Galvanized Metal	945
	Qual	3	Cond 3	Year 1996	Eff Age 30	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (12.95 x 945)		12,238	9,301	2,937
<b>Total Site Improvement Value</b>						<b>2,937</b>