



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:35
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005069 Parcel ID 1070-00-110-002-0-001-00 Cadastral ID 1070-110-002-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14522 FOUR-S, INC. P O BOX 517 BUFFALO OK 73834-0000 Parcel Location Situs 00212 SE FIRST ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0110 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-110-002-0-001-00_001.JPG 1/9/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.82738581 -99.62735009 MILLER'S ADD. BLOCK 110 LOTS S 15' OF 2; ALL OF 4-6-8-10 CAR WASH																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 12420</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 15,525.00 x .80 = 12,420</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 12,420</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,800</p> <p>Total Base Value 159,120</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 159,120</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 63,648</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 63,648</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 6,786</p> <p>Total Improvement Value 70,434</p> <p>Land Value 12,420</p> <p>Cost Approach Value 82,854 46.03/SqFt</p>	<th data-bbox="704 884 1588 911">Image Information</th> <p>Image ID 24052</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description 1070-00-110-002-0-001-00_001.JPG</p>	Image Information
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 6,786</p> <p>Land Value 12,420</p> <p>Total Appraised Value 82,854 46.03/SqFt</p>	



Harper

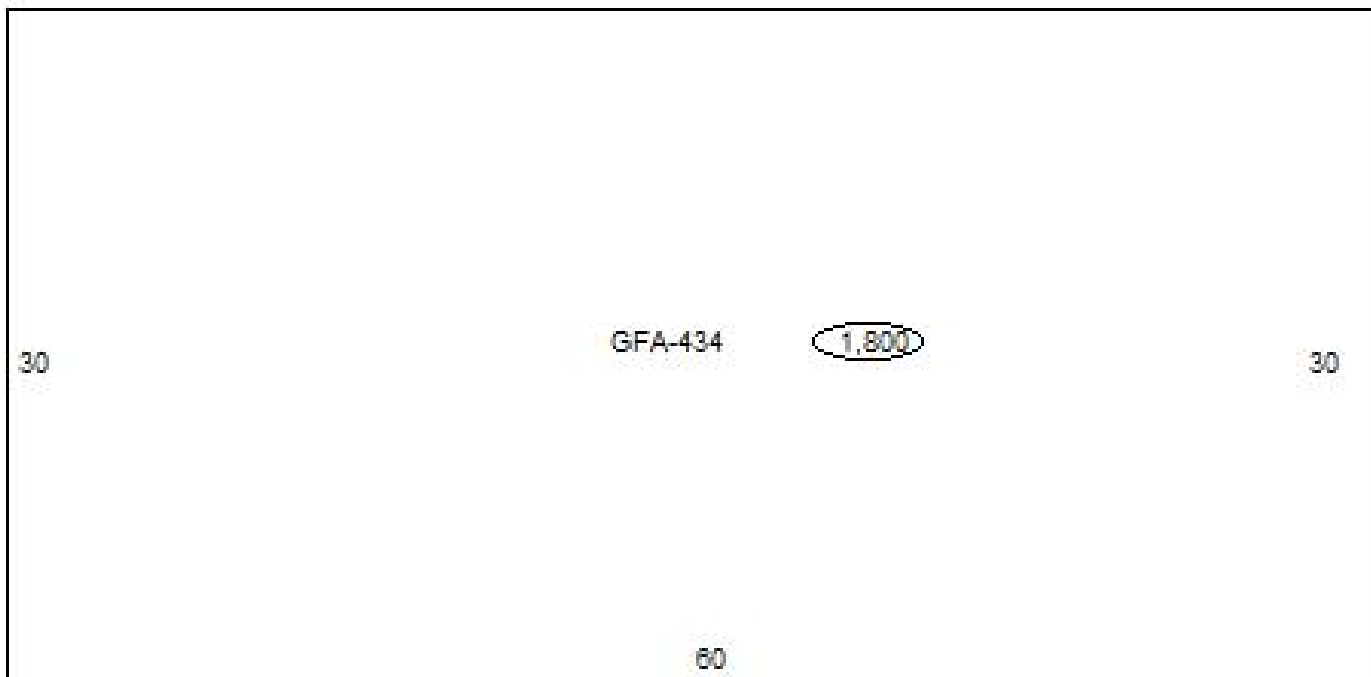
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Sketch Image

300005069



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	434		13	GFA-434	1,800	1.000	1,800
Total Building Area						1,800		1,800



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Account 300005069
Parcel ID 1070-00-110-002-0-001-00
Cadastral ID 1070-110-002-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name FOUR-S, INC.

Building Data

Building ID 36
Building Sequence 1
Occupancy 1 434 Car Wash - Self Serve 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,800
Average Perimeter 180
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2006
Effective Age 19
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3.25 - Average
Condition 3.25 - Average
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
Heating/Cooling
Roof Type Flat
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 50.40
Wall Cost 38.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 88.40
Total Area 1,800
Base RCN 159,120
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 159,120
Physical Depreciation 60%
Functional Depreciation
Total Depreciation 60% (95,472)
Total RCNLD 63,648
Lump Sums
Total Building Value 63,648 \$ 35.36 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	90x100x0			9,000
	Qual 3	Cond 3	Year 2000	Eff Age 26		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.77 x 9,000)		33,930	27,144	6,786
Total Site Improvement Value				6,786