



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:36
 Page 1

Assessment Data				Primary Image					
Account	300005070			<p>1070-00-110-003-0-001-00_001.JPG 1/9/2023</p>					
Parcel ID	1070-00-110-003-0-001-00								
Cadastral ID	1070-110-003-00-0-001-00								
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	00201 S HOY ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0003 / 0110	Parcel Size 5 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG\MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.82797748 -99.62852062				Building Permits					
MILLER'S ADD. BLOCK 110 LOTS 3-5-7-9-11;S 15' OF 1				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					581/794	LOVE, GAYLON, ETUX	03/10/2003	160,000	MU
					581/578	COTTER, DONALD, ETUX	02/27/2003	10,000	MU
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap			Land Value	11,200	11,200	12%	1,344	Assessed	3,203 252.20
Year Frozen			Improvements	15,494	15,494		1,859	Penalty	0
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	26,694	26,694	3,203	Total Taxable	3,203	252.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005070	FOUR-S, INC.			201	26,694	0	3,203	252.00
2024	2024-300005070	FOUR-S, INC.			201	47,582	0	4,004	326.00
2023	2023-300005070	FOUR-S, INC.			201	31,772	0	3,813	315.00
2022	2022-300005070	FOUR-S, INC.			201	31,772	0	3,813	314.00
2021	2021-300005070	FOUR-S, INC.			201	31,772	0	3,813	315.00
2020	2020-300005070	FOUR-S, INC.			201	31,772	0	3,703	305.00
2019	2019-0005070	FOUR-S, INC.			201	32,971		3,527	292.00
2018	2018-0005070	FOUR-S, INC.			201	32,971		3,358	278.00
2017	2017-0005070	FOUR-S, INC.			201	30,225		3,198	266.00
2016	2016-0005070	FOUR-S, INC.			201	30,225		3,047	259.00
2015	2015-0005070	FOUR-S, INC.			201	29,411		2,901	230.00
2014	2014-0005070	FOUR-S, INC.			201	28,965		2,763	221.00
2013	2013-0005070	FOUR-S, INC.			201	53,894		2,631	210.00



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Time 07:01:36
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 11200</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 14,000.00 x .80 = 11,200</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 11,200</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 15,667</p> <p>Total Improvement Value 15,667</p> <p>Land Value 11,200</p> <p>Cost Approach Value 26,867</p>	<p>Image ID 24053</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description 1070-00-110-003-0-001-00_001.JPG</p>	
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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 15,667</p> <p>Land Value 11,200</p> <p>Total Appraised Value 26,867</p>	



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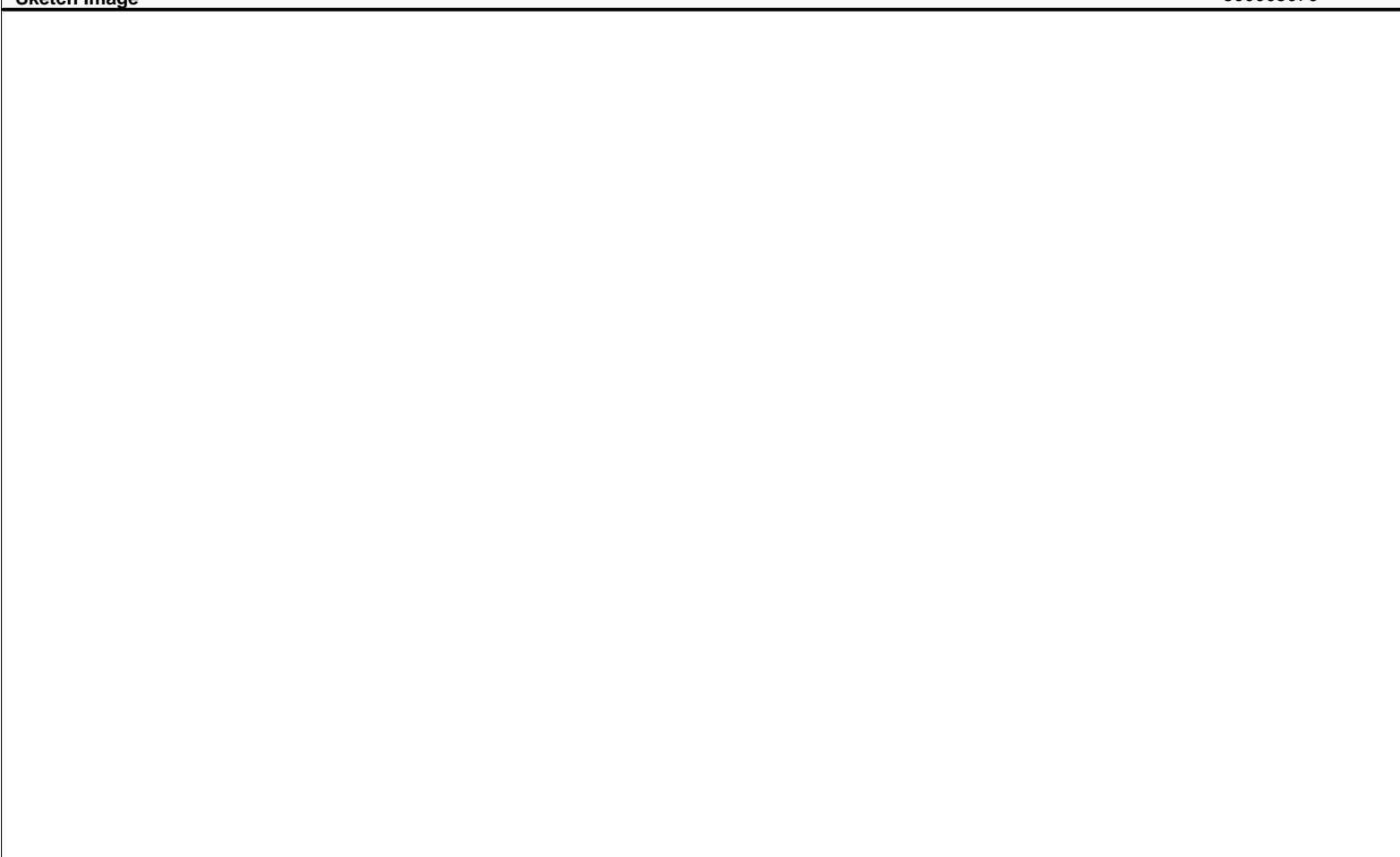
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Time 07:01:36

Page 3

Sketch Image

300005070





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Date 02/06/2026

Time 07:01:36

Page 4

300005070

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	142x100x0			14,200
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.77 x 14,200)				53,534	42,827	10,707
ARSA	Air Service - Auto		0x0x0			1
Qual 3	Cond 3	Year 1980	Eff Age 46			
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,527.65 x 1)				1,528	1,222	306
	STSL	Storage Tanks - Horizontal	30x10x10			17,629
	Qual 3	Cond 3	Year 1970	Eff Age 56		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.32 x 17,629)				23,270	18,616	4,654
Total Site Improvement Value						15,667