



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:01:37  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005071 <b>Parcel ID</b> 1070-00-110-012-0-001-00 <b>Cadastral ID</b> 1070-110-012-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14522 FOUR-S, INC.  P O BOX 517 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00214 SE FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0012 / 0110 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-110-012-0-001-00 01/06/23</p> <p>1070-00-110-012-0-001-00_001.JPG 1/9/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.82962426 -99.62737665 MILLER'S ADD. BLOCK 110 LOTS: E 92' OF 12-14-16																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 5520</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 6,900.00 x .80 = 5,520</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,520</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 3,924</p> <p>Total Improvement Value 3,924</p> <p>Land Value 5,520</p> <p>Cost Approach Value 9,444</p>	<p><b>Image Information</b></p> <p>Image ID 24054</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description 1070-00-110-012-0-001-00_001.JPG</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 3,924</p> <p>Land Value 5,520</p> <p>Total Appraised Value 9,444</p>	



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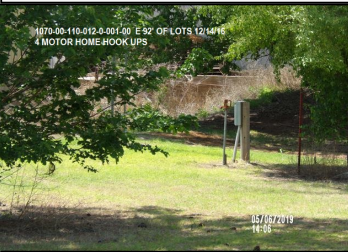
Date 02/06/2026

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300005071

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UHRV	Other RV HOOKUPS	0x0x0			4
	Qual 3	Cond 3	Year 2006	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2,392.75 x 4)				9,571	5,647	3,924
<b>Total Site Improvement Value</b>						<b>3,924</b>