



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:01:39
Page 1

Assessment Data					Primary Image									
Account	300005073													
Parcel ID	1070-00-110-013-0-001-00													
Cadastral ID	1070-110-013-00-0-001-00													
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	00203 S HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0013 / 0110	Parcel Size 10 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.82862063 -99.62608561														
MILLER'S ADD. BLOCK 110, LOTS: 13-15-17;18 THRU 24														
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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					581/794	LOVE, GAYLON, ETUX	03/10/2003	160,000	MU					
					581/579	COTTER, DONALD, ETUX	05/01/1994	151,000	MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	22,800	22,800	12%	2,736	Assessed	40,766	3,209.91					
Year Frozen		Improvements	316,910	316,910		38,030	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	339,710	339,710		40,766	Total Taxable	40,766	3,210.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005073	FOUR-S, INC.	201	339,710	0	40,766	3,210.00							
2024	2024-300005073	FOUR-S, INC.	201	315,259	0	37,831	3,081.00							
2023	2023-300005073	FOUR-S, INC.	201	315,032	0	37,804	3,127.00							
2022	2022-300005073	FOUR-S, INC.	201	315,032	0	37,804	3,110.00							
2021	2021-300005073	FOUR-S, INC.	201	315,032	0	37,804	3,121.00							
2020	2020-300005073	FOUR-S, INC.	201	315,032	0	37,804	3,111.00							
2019	2019-0005073	FOUR-S, INC.	201	348,327		40,528	3,359.00							
2018	2018-0005073	FOUR-S, INC.	201	354,731		38,598	3,201.00							
2017	2017-0005073	FOUR-S, INC.	201	306,331		36,760	3,056.00							
2016	2016-0005073	FOUR-S, INC.	201	311,511		37,382	3,181.00							
2015	2015-0005073	FOUR-S, INC.	201	306,619		36,794	2,921.00							
2014	2014-0005073	FOUR-S, INC.	201	302,989		36,359	2,913.00							
2013	2013-0005073	FOUR-S, INC.	201	644,794		35,032	2,790.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:39
 Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 22800</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 28,500.00 x .80 = 22,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 22,800</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 3,512</p> <p>Total Base Value 401,492</p> <p>Modifier Value 88,536</p> <p>Misc Improvements</p> <p>Replacement Cost New 490,028</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 245,014</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 245,014</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 71,954</p> <p>Total Improvement Value 316,968</p> <p>Land Value 22,800</p> <p>Cost Approach Value 339,768 96.74/SqFt</p>	<p>Image ID 24057</p> <p>Image Date 1/9/2023</p> <p>Name 002.JPG</p> <p>Description 1070-00-110-013-0-001-00_002.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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 71,954</p> <p>Land Value 22,800</p> <p>Total Appraised Value 339,768 96.74/SqFt</p>	



Harper

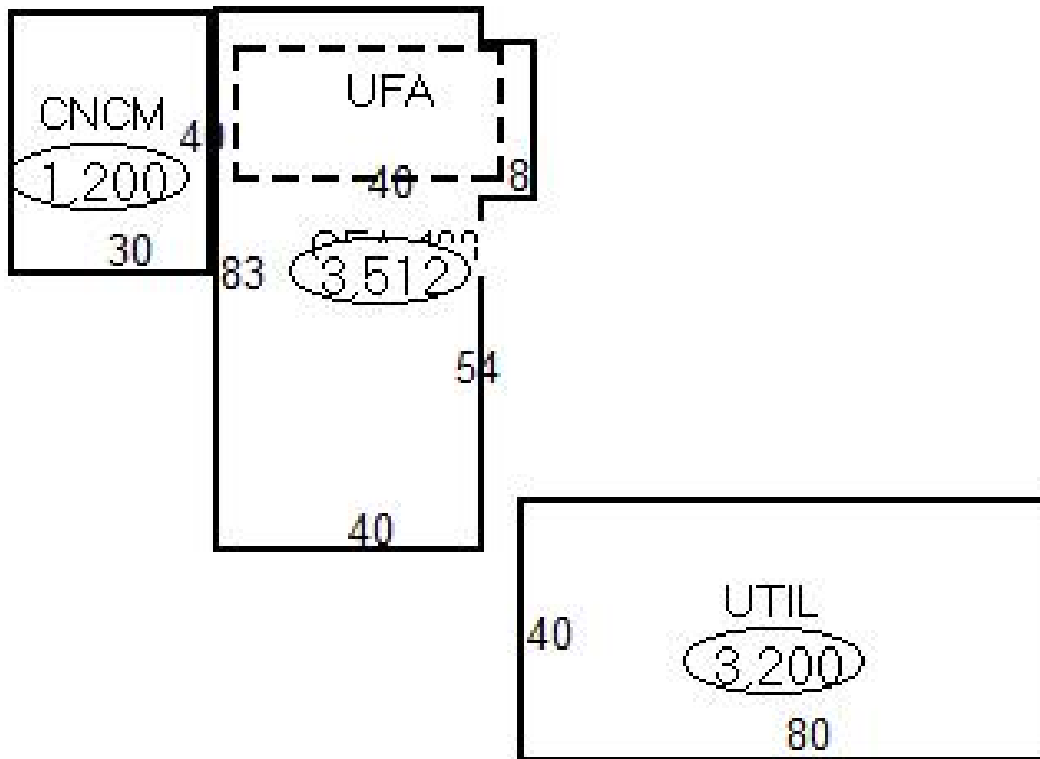
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:01:39
Page 3

Sketch Image

300005073



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	408		50	GFA-408	3,512	1.000	3,512
2	U	^UL		50	UFA	800	1.000	800
3	O	UTIL		50	UTIL	3,200	1.000	3,200
4	O	CNCM		50	CNCM	1,200	1.000	1,200
Total Building Area						3,512		3,512



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:39
 Page 4

Account 300005073
 Parcel ID 1070-00-110-013-0-001-00
 Cadastral ID 1070-110-013-00-0-001-00

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

Building Data

Building ID 38
 Building Sequence 1
 Occupancy 1 408 Service Station 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,512
 Average Perimeter 210
 Number Of Storys 1.25
 Average Wall Ht 16.00
 Year Built 1970
 Effective Age 20
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 5 - Very Good
 Condition 5 - Very Good
 Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
 Heating/Cooling 8 - Warmed and Cooled Air
 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 1
 Zone Description VI AREA 1
 Base Cost 68.48
 Wall Cost 30.23
 HVAC Cost 15.61
 Basement Cost 0.00
 Total Base Cost 114.32
 Total Area 3,512
 Base RCN 401,492
 Misc Impr Value

Manual Date
 Base Year 2026
 Modifier Value 88,536
 Total Replacement Cost 490,028
 Physical Depreciation 50%
 Functional Depreciation
 Total Depreciation 50% (245,014)
 Total RCNLD 245,014
 Lump Sums
 Total Building Value 245,014 \$ 69.76 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Fuel Dispenser (Double)	Count	2		25,709
	Fuel Tanks	Gallons	2000		7,500
	Office Finish	Finished Area	1600	Fixture~Count 4	62,827
Total Modifier Value					96,036



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor



Date 02/06/2026

Time 07:01:39

Page 5

300005073

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNV	NOTE: PUMPS & TANKS ON MAIN BLDG COST	0x0x0				
	Qual	Cond	Year	2025	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)						
	CNCM	Canopy - Commercial 2011 RENOVATION	40x30x16		Formed Metal	1,200	
	Qual	Cond	Year	2011	Eff Age	12	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (25.88 x 1,200)						
							31,056
							5,901
							25,155
	PACN	Concrete Paving	0x0x0			14,794	
	Qual	Cond	Year	1995	Eff Age	31	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.77 x 14,794)						
							55,773
							44,618
							11,155
	LDCO	Loading Dock - Open	19x10x0			190	
	Qual	Cond	Year	1970	Eff Age	56	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (31.37 x 190)						
							5,960
							4,172
							1,788
	UTIL	Utility Building	80x40x12		Concrete	3,200	
	Qual	Cond	Year	1970	Eff Age	34	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (26.45 x 3,200)						
							84,640
							50,784
							33,856
Total Site Improvement Value						71,954	