



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:44
 Page 1

Assessment Data					Primary Image																																																																
Account 300005079 Parcel ID 1070-00-111-015-0-001-00 Cadastral ID 1070-111-015-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14528 LITTLE BISON DAYCARE, LLC %NORTHWEST OK RURAL DEVELOP. FOUND. P O BOX 141 BUFFALO OK 73834-0000 Parcel Location Situs 00217 SW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0015 / 0111 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																					
Legal Description Lat/Long: 36.83861181 -99.63288464 MILLER'S ADD BLOCK 111 LOTS: 15-17																																																																					
Exemptions					Building Permits																																																																
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-300005079	LITTLE BISON DAYCARE, LLC	201	33,811	0		.00																																																														
2024	2024-300005079	LITTLE BISON DAYCARE, LLC	201	36,083	0		.00																																																														
2023	2023-300005079	LITTLE BISON DAYCARE, LLC	201	34,503	0		.00																																																														
2022	2022-300005079	LITTLE BISON DAYCARE, LLC	201	35,152	0		.00																																																														
2021	2021-300005079	LITTLE BISON DAYCARE, LLC	201	35,152	0		.00																																																														
2020	2020-300005079	LITTLE BISON DAYCARE, LLC	201	35,152	0		.00																																																														
2019	2019-0005079	LITTLE BISON DAYCARE, LLC	201	35,152			.00																																																														
2018	2018-0005079	LITTLE BISON DAYCARE, LLC	201	43,900			.00																																																														
2017	2017-0005079	LITTLE BISON DAYCARE, LLC	201	35,152		4,065	338.00																																																														
2016	2016-0005079	WATSON, SABRINA	201	35,152		3,872	329.00																																																														
2015	2015-0005079	WATSON, SABRINA	201	35,252		3,687	293.00																																																														
2014	2014-0005079	WATSON, SABRINA	201	35,252		3,512	281.00																																																														
2013	2013-0005079	WATSON, SABRINA	201	38,258		3,345	266.00																																																														



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Date 02/06/2026
 Time 07:01:44
 Page 2

Lot Data	Square-Foot - BUFFALO\MILLERS COM	Primary Image
Lot Size	50 x 135	
Lot Count		
Units Buildable	5400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,750.00 x .80 = 5,400	
Factor Value		
Adjustments		
Lot Value	5,400	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 84



GRM Approach

GRM Code	
Gross Rent Indicated Value	

Multiple Regression

MRA Code	
Adjusted R Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	28,427		
Lot Value	5,400		
Indicated Value	33,827	29.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	33,827	29.36	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.01	Total Misc Impr	+ 19,379
Roofing Adj	+ 4.25	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 142,136
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 113,709
Plumbing Adj	+ 5.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,427
Adj Base Cost	= 106.56	Lot Value	+ 5,400
Total Area	x 1,152	Indicated Value	= 33,827
Adjusted Cost	= 122,757	Value Per SqFt	29.36

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2748	19x7		133	39.91		5,308
EPSW	Enclosed Porch - Solid Wall	8344	24x10		240	58.63		14,071



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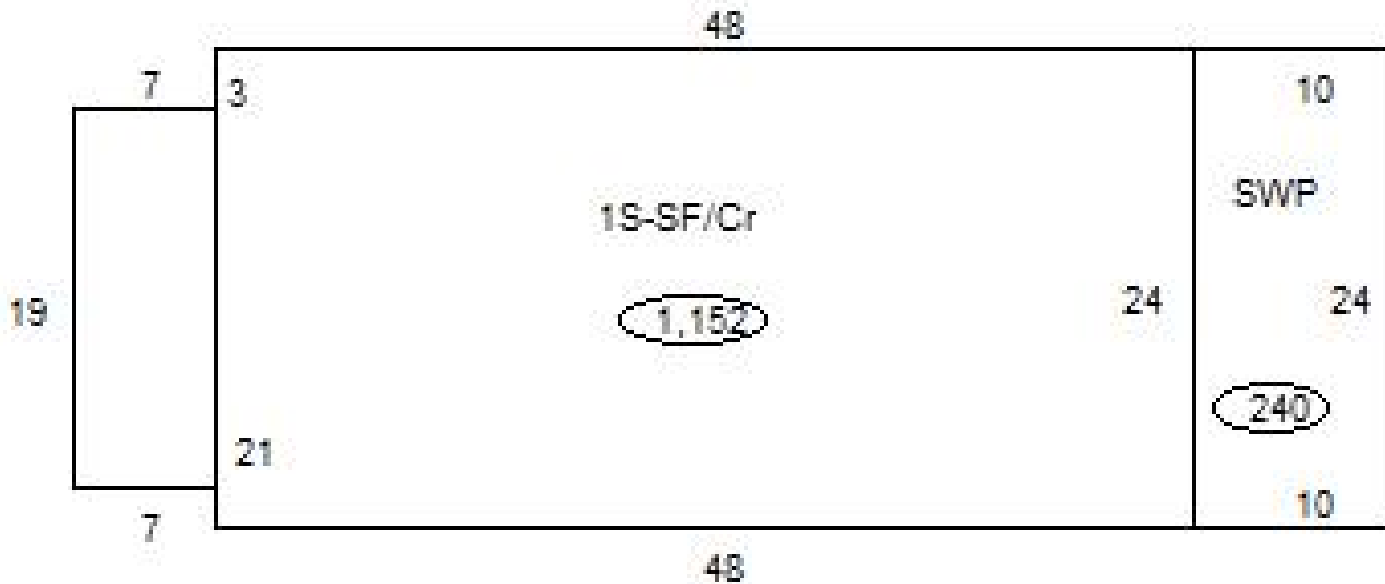
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Page 3

Sketch Image

300005079



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	133	1.000	133
2	R	1	Crawl	20	1S-SF/Cr	1,152	1.000	1,152
3	M	EPSW		20	SWP	240	1.000	240
Total Building Area						1,152		1,152