



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:01:46  
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Assessment Data	Primary Image
<b>Account</b> 300005081 <b>Parcel ID</b> 1070-00-111-019-0-001-00 <b>Cadastral ID</b> 1070-111-019-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> E VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14528 LITTLE BISON DAYCARE, LLC %NORTHWEST OK RURAL DEVELOP. FOUND.	

P O BOX 141  
 BUFFALO OK 73834-0000

**Parcel Location**

**Situs** 00215 SW FIRST ST  
**Subdivision** MILLER'S ADDN  
**Lot/Block** 0019 / 0111 **Parcel Size** 3 - Lots  
**Sec/Twn/Rng** / / /  
**Neighborhood** 100100 - BUFFALO ORIG/MILLERS  
**School District** 4-BUFFAL - 4-BUFFALO

1070-00-111-019-0-001-00

f:\pictures\1070-00-111-019-0-001-00-001-000-001.jpg 5/11/2018

Legal Description	Lat/Long: 36.83844632 -99.63162099	Building Permits										
MILLER'S ADD BLOCK 111 LOTS: 19-21-23		<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					
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Exemptions	Sale History																									
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	8,100	0	12%	0	Assessed	0	0.00
Year Frozen		Improvements	3,326	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	11,426	0		0	Total Taxable	0	0.00

**Assessment History**

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005081	LITTLE BISON DAYCARE, LLC	201	11,426	0		.00
2024	2024-300005081	LITTLE BISON DAYCARE, LLC	201	10,858	0		.00
2023	2023-300005081	LITTLE BISON DAYCARE, LLC	201	10,816	0		.00
2022	2022-300005081	LITTLE BISON DAYCARE, LLC	201	8,100	0		.00
2021	2021-300005081	LITTLE BISON DAYCARE, LLC	201	8,100	0		.00
2020	2020-300005081	LITTLE BISON DAYCARE, LLC	201	8,100	0		.00
2019	2019-0005081	LITTLE BISON DAYCARE, LLC	201	8,100			.00
2018	2018-0005081	LITTLE BISON DAYCARE, LLC	201	8,100			.00
2017	2017-0005081	LITTLE BISON DAYCARE, LLC	201	8,100		697	58.00
2016	2016-0005081	WATSON, SABRINA	201	8,100		664	56.00
2015	2015-0005081	WATSON, SABRINA	201	8,100		633	50.00
2014	2014-0005081	WATSON, SABRINA	201	8,100		603	48.00
2013	2013-0005081	WATSON, SABRINA	201	12,150		574	46.00



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Lot Data	Square-Foot - BUFFALO\MILLERS COM	Primary Image
Lot Size	75 x 135	<p>1070-00-111-019-0-001-00</p>
Lot Count		
Units Buildable	8100	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,125.00 x .80 = 8,100	
Factor Value		
Adjustments		
Lot Value	8,100	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/



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	

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 8,100
Total Area	x	Indicated Value	= 8,100
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	8,100		
Indicated Value	8,100	0.00	Per SqFt
Agland Value			
Site Improvements	3,221		
Total Value	11,321	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	22x8x10		Composition Roll	176
	Qual 3	Cond 3	Year 2023	Eff Age 3		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (21.28 x 176)	3,745		3,745	524
						3,221