



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:47
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Assessment Data					Primary Image									
Account	300005082													
Parcel ID	1070-00-111-020-0-001-00													
Cadastral ID	1070-111-020-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14529													
SWIFT, SHANNON														
P O BOX 273 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00206 S HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0020 / 0111	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
1 11/16/2023														
Legal Description Lat/Long: 36.83845165 -99.63203919														
MILLER'S ADD BLOCK 111 LOTS: 20-22-24														
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 colspan="5"> </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					
					/	SWIFT, SHANNON								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	Land Value	6,000	6,000	12%	720	Assessed	3,429	270.00						
Year Frozen	Improvements	28,844	22,581		2,709	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	34,844	28,581	3,429	Total Taxable	3,429	270.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005082	SWIFT, SHANNON			201	34,844	0	3,266	257.00					
2024	2024-300005082	SWIFT, SHANNON			201	35,734	0	3,111	253.00					
2023	2023-300005082	SWIFT, SHANNON			201	35,162	0	2,963	245.00					
2022	2022-300005082	SWIFT, SHANNON			201	23,515	0	2,822	232.00					
2021	2021-300005082	SWIFT, SHANNON			201	23,515	0	2,822	233.00					
2020	2020-300005082	SWIFT, SHANNON			201	23,515	0	2,822	232.00					
2019	2019-0005082	SWIFT, SHANNON			201	25,278		3,033	251.00					
2018	2018-0005082	SWIFT, SHANNON			201	25,278		3,033	251.00					
2017	2017-0005082	SWIFT, SHANNON			201	25,075		3,009	250.00					
2016	2016-0005082	SWIFT, SHANNON			201	25,075		3,009	256.00					
2015	2015-0005082	SWIFT, SHANNON			201	24,293		2,915	231.00					
2014	2014-0005082	SWIFT, SHANNON			201	23,822		2,859	229.00					
2013	2013-0005082	SWIFT, SHANNON			201	27,239		3,269	260.00					



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Lot Data	Primary Image	
<p>Lot Size 75 x 100</p> <p>Lot Count</p> <p>Units Buildable 6000</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 7,500.00 x .80 = 6,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 768</p> <p>Total Base Value 93,850</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 93,850</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 23,462</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 23,462</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 3,522</p> <p>Total Improvement Value 26,984</p> <p>Land Value 6,000</p> <p>Cost Approach Value 32,984 42.95/SqFt</p>	<p>Image ID 27408</p> <p>Image Date 11/16/2023</p> <p>Name 5082_1.JPG</p> <p>Description 1</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 3,522</p> <p>Land Value 6,000</p> <p>Total Appraised Value 32,984 42.95/SqFt</p>	



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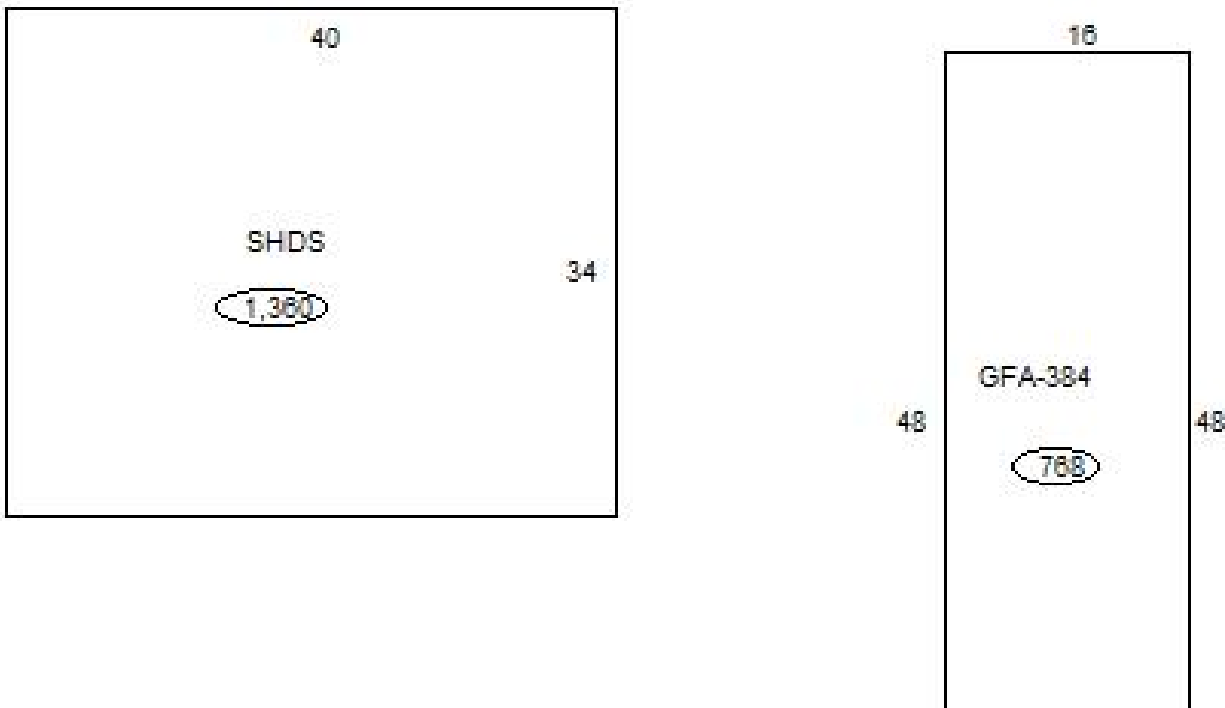
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	384		20	GFA-384	768	1.000	768
2	O	SHDS		20	SHDS	1,360	1.000	1,360
Total Building Area						768		768



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Account 300005082
Parcel ID 1070-00-111-020-0-001-00
Cadastral ID 1070-111-020-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name SWIFT, SHANNON

Building Data

Building ID 43
Building Sequence 1
Occupancy 1 384 Barber Shop 100%
Occupancy 2
Occupancy 3
Total Floor Area 768
Average Perimeter 128
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1970
Effective Age 44
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3.5 - Average
Exterior Wall 114 - Single Fiberglass Panels on Wood Frame
Heating/Cooling 6 - Wall Furnace
Roof Type Flat
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 66.28
Wall Cost 51.12
HVAC Cost 4.80
Basement Cost 0.00
Total Base Cost 122.20
Total Area 768
Base RCN 93,850
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 93,850
Physical Depreciation 75%
Functional Depreciation
Total Depreciation 75% (70,388)
Total RCNLD 23,462
Lump Sums
Total Building Value 23,462 \$ 30.55 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	40x34x12	Dirt	Galvanized Metal	1,360
	Qual	3	Cond 3	Year 1970	Eff Age 56	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (12.95 x 1,360)				17,612	14,090	3,522
Total Site Improvement Value						3,522