



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:17
Page 1

Assessment Data					Primary Image														
Account 300005116 Parcel ID 1070-00-126-010-0-001-00 Cadastral ID 1070-126-010-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14551 MCEACHERN, ELAINE P O BOX 689 BUFFALO OK 73834-0000 Parcel Location Situs 00112 SW SECOND ST Subdivision MILLER'S ADDN Lot/Block 0010 / 0126 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-126-010-0-001-00 3/29/2022 ACCT.#5116</p> <p>QUONSET 3/30/2022</p>														
Legal Description Lat/Long: 36.83619656 -99.63389300																			
MILLERS ADD BLOCK 126 LOTS 10-12					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										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	4,700	4,700	12%	564	Assessed	1,364	107.40										
Year Frozen		Improvements	6,667	6,667		800	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	11,367	11,367		1,364	Total Taxable	1,364	107.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300005116	MCEACHERN, ELAINE	201	11,367	0	1,364	107.00												
2024	2024-300005116	MCEACHERN, ELAINE	201	11,557	0	1,386	113.00												
2023	2023-300005116	MCEACHERN, ELAINE	201	11,111	0	1,320	109.00												
2022	2022-300005116	MCEACHERN, ELAINE	201	10,479	0	1,257	103.00												
2021	2021-300005116	MCEACHERN, ELAINE	201	10,479	0	1,257	104.00												
2020	2020-300005116	MCEACHERN, ELAINE	201	10,479	0	1,257	103.00												
2019	2019-0005116	MCEACHERN, ELAINE	201	10,479		1,257	104.00												
2018	2018-0005116	MCEACHERN, ELAINE	201	10,479		1,257	104.00												
2017	2017-0005116	MCEACHERN, ELAINE	201	10,479		1,257	105.00												
2016	2016-0005116	MCEACHERN, ELAINE	201	10,479		1,257	107.00												
2015	2015-0005116	MCEACHERN, ELAINE	201	10,479		1,257	100.00												
2014	2014-0005116	MCEACHERN, ELAINE	201	10,479		1,257	101.00												
2013	2013-0005116	MCEACHERN, ELAINE	201	12,885		1,404	112.00												



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:17
Page 2

Lot Data	Primary Image	
<p>Lot Size 50 x 117.5</p> <p>Lot Count</p> <p>Units Buildable 4700</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 5,875.00 x .80 = 4,700</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,700</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 7,992</p> <p>Total Improvement Value 7,992</p> <p>Land Value 4,700</p> <p>Cost Approach Value 12,692</p>	<p>Image Information</p> <p>Image ID 17842</p> <p>Image Date 3/30/2022</p> <p>Name 5116_1.JPG</p> <p>Description QUONSET</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 7,992</p> <p>Land Value 4,700</p> <p>Total Appraised Value 12,692</p>	



Harper

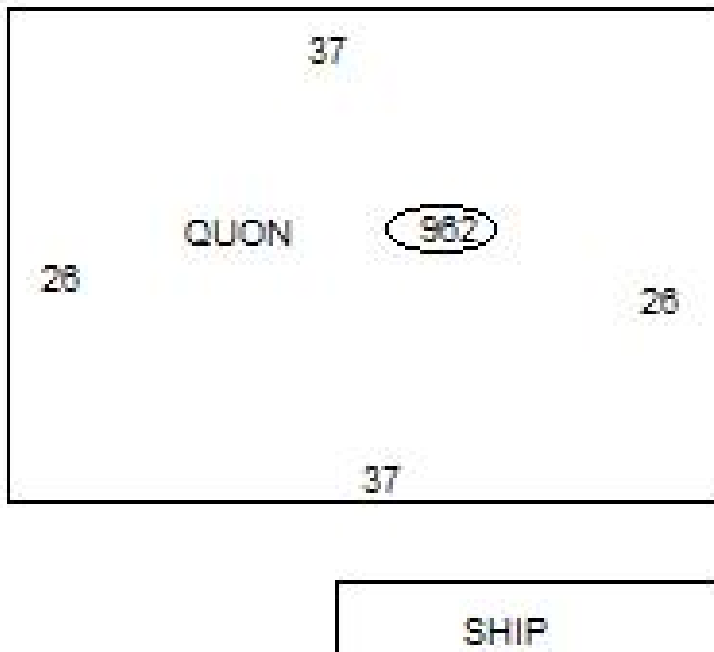
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:17
Page 3

Sketch Image

300005116



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	QUON		20	QUON	962	1.000	962
2	O	SHIP		20	SHIP	160	1.000	160

Total Building Area



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor




Date 02/06/2026

Time 07:02:17

Page 4

300005116

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x20x6	Base		160
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.31 x 160)				850	281	569
	QUON	Quonset - Round Top	37x26x16	Concrete	Galvanized Metal	962
	Qual 3	Cond 3	Year 1998	Eff Age 28		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (14.62 x 962)				14,064	7,313	6,751
	PACN	Paving - Concrete/ Quonset Driveway	19x43x0			817
	Qual 3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.11 x 817)				3,358	2,686	672
Total Site Improvement Value						7,992