




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:21
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Assessment Data				Primary Image															
Account	300005120			 <p>1070-00-127-003-0-001-00 3/229/2022 ACCT. #5121</p> <p>OFFICE BLDG FRONT 6/16/2022</p>															
Parcel ID	1070-00-127-001-0-001-00																		
Cadastral ID	1070-127-001-00-0-001-00																		
Property Type	REAL - Real Property																		
Property Class	E	VI Area	4																
Tax Area	201 - 4T-BUFFALO-C																		
Name ID	14552																		
NORTHWESTERN ELECTRIC COOPERATIVE, INC																			
P O BOX 2707 WOODWARD OK 73802-																			
Parcel Location																			
Situs	00112 W TURNER ST																		
Subdivision	MILLER'S ADDN																		
Lot/Block	0001 / 0127	Parcel Size	25 - Lots																
Sec/Twn/Rng	/ / /																		
Neighborhood	100100 - BUFFALO ORIG/MILLERS																		
School District	4-BUFFAL - 4-BUFFALO																		
Legal Description				Building Permits															
MILLERS ADD. BLOCK 127 LOTS 1 THROUGH 25				<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	56,489	0	12%	Assessed	0	0.00											
Year Frozen		Improvements	650,512	0		Penalty	0												
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00											
TIF Project ID	0	Total Value	707,001	0		Total Taxable	0	0.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300005120	NORTHWESTERN ELECTRIC	201	707,001	0		.00												
2024	2024-300005120	NORTHWESTERN ELECTRIC	201	722,865	0		.00												
2023	2023-300005120	NORTHWESTERN ELECTRIC	201	674,035	0		.00												
2022	2022-300005120	NORTHWESTERN ELECTRIC	201	591,565	0		.00												
2021	2021-300005120	NORTHWESTERN ELECTRIC	201		0		.00												
2020	2020-300005120	NORTHWESTERN ELECTRIC	201		0		.00												
2019	2019-0005120	NORTHWESTERN ELECTRIC	201				.00												
2018	2018-0005120	NORTHWESTERN ELECTRIC	201				.00												
2017	2017-0005120	NORTHWESTERN ELECTRIC	201				.00												
2016	2016-0005120	NORTHWESTERN ELECTRIC	201				.00												
2015	2015-0005120	NORTHWESTERN ELECTRIC	201				.00												
2014	2014-0005120	NORTHWESTERN ELECTRIC	201				.00												
2013	2013-0005120	NORTHWESTERN ELECTRIC	201				.00												

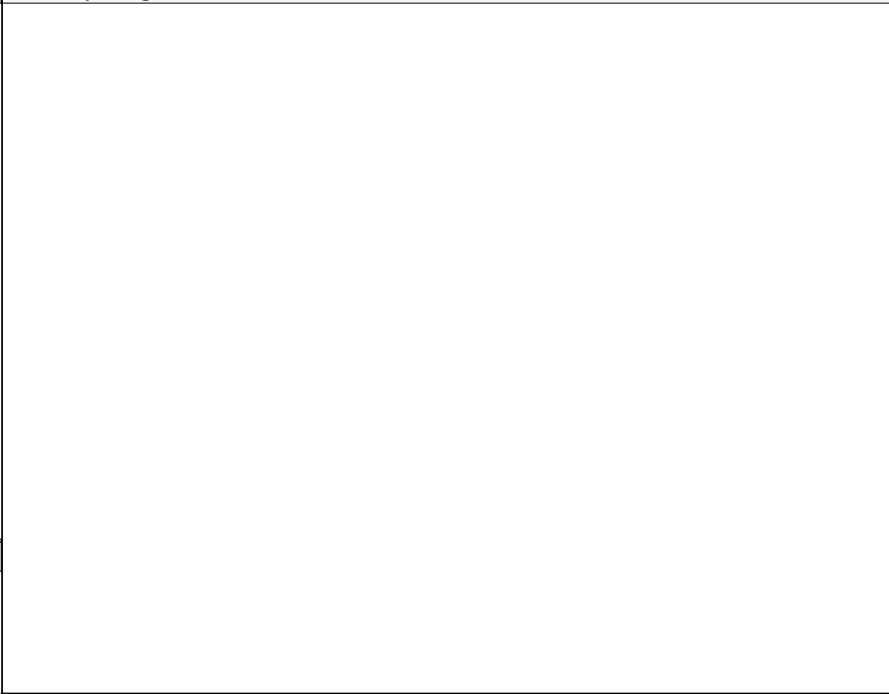


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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 1.621</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 70,610.76 x .80 = 56,489</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 56,489</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 4,030</p> <p>Total Base Value 534,983</p> <p>Modifier Value</p> <p>Misc Improvements 3,448</p> <p>Replacement Cost New 538,431</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 511,509</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 511,509</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 120,032</p> <p>Total Improvement Value 631,541</p> <p>Land Value 56,489</p> <p>Cost Approach Value 688,030 170.73/SqFt</p>	<p>Image Information</p> <p>Image ID 19635</p> <p>Image Date 6/16/2022</p> <p>Name 5121_1.JPG</p> <p>Description OFFICE BLDG FRONT</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<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 120,032</p> <p>Land Value 56,489</p> <p>Total Appraised Value 688,030 170.73/SqFt</p>



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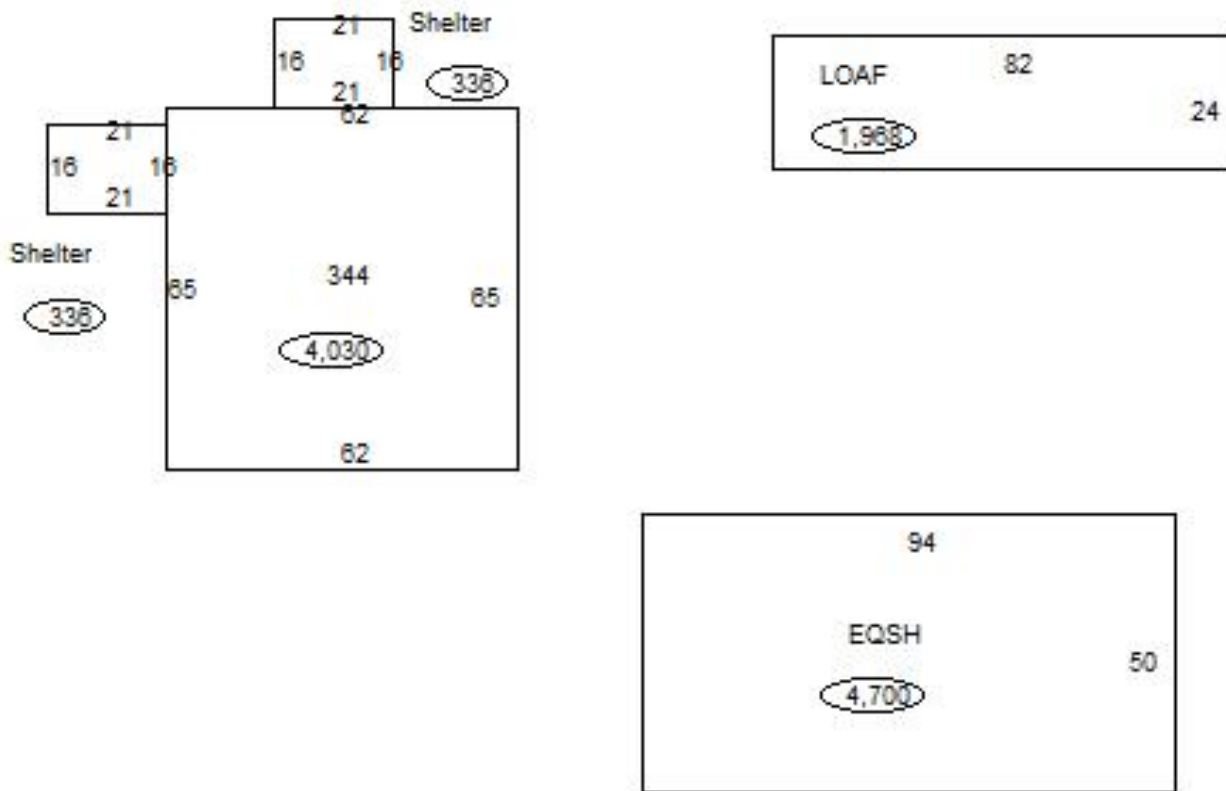
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Sketch Image

300005120



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		50	344	4,030	1.000	4,030
2	M	ASC		50	Shelter	336	1.000	336
3	M	ASC		50	Shelter	336	1.000	336
4	O	LOAF		50	LOAF	1,968	1.000	1,968
5	O	EQSH		50	EQSH	4,700	1.000	4,700
Total Building Area						4,030		4,030



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Account 300005120
Parcel ID 1070-00-127-001-0-001-00
Cadastral ID 1070-127-001-00-0-001-00

Tax Area Code 201
Property Class E
Owners Name NORTHWESTERN ELECTRIC

Building Data

Building ID 393
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,030
Average Perimeter 254
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2016
Effective Age 8
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

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 96.40
Wall Cost 18.58
HVAC Cost 17.77
Basement Cost 0.00
Total Base Cost 132.75
Total Area 4,030
Base RCN 534,983
Misc Impr Value 3,448

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 538,431
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (26,922)
Total RCNLD 511,509
Lump Sums
Total Building Value 511,509 \$ 126.93 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
ASC	Awing/Shelter/Carport		21x16	336	5.13		1,724
ASC	Awing/Shelter/Carport		21x16	336	5.13		1,724
Total Misc Improvement							3,448



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LOAF	Loafing Shed	82x24x10	Concrete	Formed Metal	1,968	
Qual	3	Cond 3	Year 2016	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (10.62 x 1,968)			20,900	8,778	12,122	
EQSH	Equipment Shed	94x50x14	Concrete	Formed Metal	4,700	
Qual	4	Cond 4	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (22.02 x 4,700)			103,494	15,524	87,970	
PACN	Paving - Concrete	0x0x0			12,300	
Qual	3	Cond 3	Year 2016	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (3.77 x 12,300)			46,371	26,431	19,940	
Total Site Improvement Value					120,032	