



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:02:22  
 Page 1

Assessment Data					Primary Image									
Account	300005126													
Parcel ID	1070-00-128-001-0-001-00													
Cadastral ID	1070-128-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	18024													
FLORES, RAMON														
P.O. BOX 751 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00116 W TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0128	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83445609 -99.63369657														
MILLERS ADD. BLOCK 128 LOTS 1-2 BOOK 769 PAGE 714														
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					
					769/714	CHAPMAN, RONALD C.	08/17/2022	10,000	16					
					/	CHAPMAN, ELAINE M. &								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2023		Land Value	4,000	4,000	12%	Assessed	7,818	615.59					
Year Frozen			Improvements	61,148	61,148		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	65,148	65,148		Total Taxable	7,818	616.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005126	FLORES, RAMON			201	65,148	0	7,818	616.00					
2024	2024-300005126	FLORES, RAMON			201	71,986	0	8,229	670.00					
2023	2023-300005126	FLORES, RAMON			201	65,314	0	7,838	648.00					
2022	2022-300005126	FLORES, RAMON			201	66,841	0	8,021	660.00					
2021	2021-300005126	CHAPMAN, ELAINE M. &			201	66,841	0	8,021	662.00					
2020	2020-300005126	CHAPMAN, ELAINE M. &			201	66,841	0	8,021	660.00					
2019	2019-0005126	CHAPMAN, ELAINE M. &			201	71,496		8,498	704.00					
2018	2018-0005126	CHAPMAN, ELAINE M. &			201	71,496		8,093	671.00					
2017	2017-0005126	CHAPMAN, ELAINE M. &			201	64,234		7,708	641.00					
2016	2016-0005126	CHAPMAN, ELAINE M. &			201	64,234		7,393	629.00					
2015	2015-0005126	BUFFALO AUTO SUPPLY, INC.			201	58,679		7,041	559.00					
2014	2014-0005126	BUFFALO AUTO SUPPLY, INC.			201	64,876		7,613	610.00					
2013	2013-0005126	BUFFALO AUTO SUPPLY, INC.			201	83,568		7,251	578.00					



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Date 02/06/2026  
 Time 07:02:22  
 Page 2

Lot Data		Primary Image	
Lot Size	50 x 100		
Lot Count			
Units Buildable	4000		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	7 BUFFALOMILLERS COM		
Value Method	Square-Foot		
Base Lot Value	5,000.00 x .80 = 4,000		
Factor Value	0		
Adjustments			
Lot Value	4,000		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	17875
Total Building Area	2,205	Image Date	3/30/2022
Total Base Value	233,223	Name	5126_1.JPG
Modifier Value		Description	1
Misc Improvements	49,725		
Replacement Cost New	282,948		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	56,590		
Economic Depreciation			
RCNLD (All Sources)	56,590		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	56,590		
Land Value	4,000		
Cost Approach Value	60,590 27.48/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	4,000
Effective Gross Income (EGI)		Total Appraised Value	60,590 27.48/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

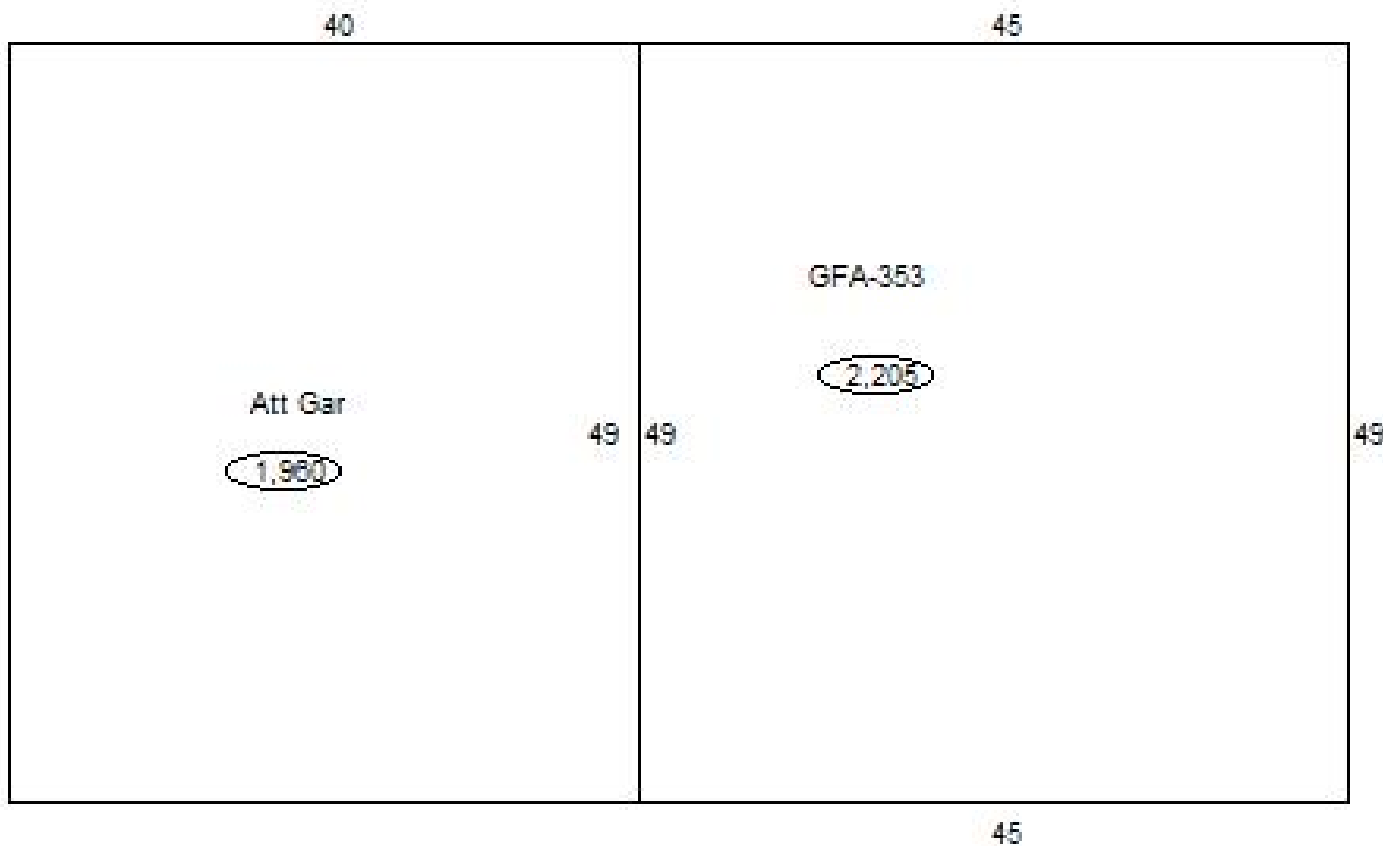
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Date 02/06/2026  
Time 07:02:22  
Page 3

Sketch Image

300005126



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	GFA-353	2,205	1.000	2,205
2	M	GRAT		20	Att Gar	1,960	1.000	1,960
<b>Total Building Area</b>						2,205		2,205



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 Time 07:02:22  
 Page 4

Account 300005126  
 Parcel ID 1070-00-128-001-0-001-00  
 Cadastral ID 1070-128-001-00-0-001-00

Tax Area Code 201  
 Property Class UC  
 Owners Name FLORES, RAMON

### Building Data

Building ID 44  
 Building Sequence 1  
 Occupancy 1 353 Retail Store 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 2,205  
 Average Perimeter 188  
 Number Of Storys 1.00  
 Average Wall Ht 12.00  
 Year Built 1935  
 Effective Age 91  
 Construction Class 2 - Heavier Wood or Steel Stud Frame  
 Quality 3 - Average  
 Condition 3 - Average  
 Exterior Wall 5 - Brick with Block Back-up  
 Heating/Cooling 5 - Ventilation  
 Roof Type Flat  
 Roof Cover Tar & Gravel

### Building Image

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

### Image Information

Image Name  
 Image Date  
 Image Name  
 Description

### Cost Calculations

Appraisal Zone 4  
 Zone Description VI AREA 4  
 Base Cost 56.45  
 Wall Cost 42.21  
 HVAC Cost 7.11  
 Basement Cost 0.00  
 Total Base Cost 105.77  
 Total Area 2,205  
 Base RCN 233,223  
 Misc Impr Value 49,725

Manual Date  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 282,948  
 Physical Depreciation 80%  
 Functional Depreciation  
 Total Depreciation 80% (226,358)  
 Total RCNLD 56,590  
 Lump Sums  
 Total Building Value 56,590 \$ 25.66 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
GRAT	Garage - Attached		49x40	1,960	25.37		49,725
<b>Total Misc Improvement</b>							<b>49,725</b>