



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:02:23  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005127 <b>Parcel ID</b> 1070-00-128-003-0-001-00 <b>Cadastral ID</b> 1070-128-003-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14558 BISHOP, WILLIAM J. & DORTHA BISHOP % ALAN BISHOP P O BOX 733 BUFFALO OK 73834-0000					<p>1070-00-128-003-0-001-00            3/29/2022            ACCT. #5127</p> <p>1 3/30/2022</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00114 W TURNER ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0003 / 0128 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83379117 -99.62895024 MILLERS ADD. BLOCK 128 LOT: 3					<b>Building Permits</b> <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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Date 02/06/2026  
Time 07:02:23  
Page 2

Lot Data	Primary Image	
<p>Lot Size 25 x 100</p> <p>Lot Count</p> <p>Units Buildable 2000</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 2,500.00 x .80 = 2,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 3,012</p> <p>Total Base Value 183,822</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 183,822</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 36,764</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 36,764</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 36,764</p> <p>Land Value 2,000</p> <p>Cost Approach Value 38,764 12.87/SqFt</p>	<p>Image ID 17877</p> <p>Image Date 3/30/2022</p> <p>Name 5127_1.JPG</p> <p>Description 1</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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</p> <p>Land Value 2,000</p> <p>Total Appraised Value 38,764 12.87/SqFt</p>	



Harper

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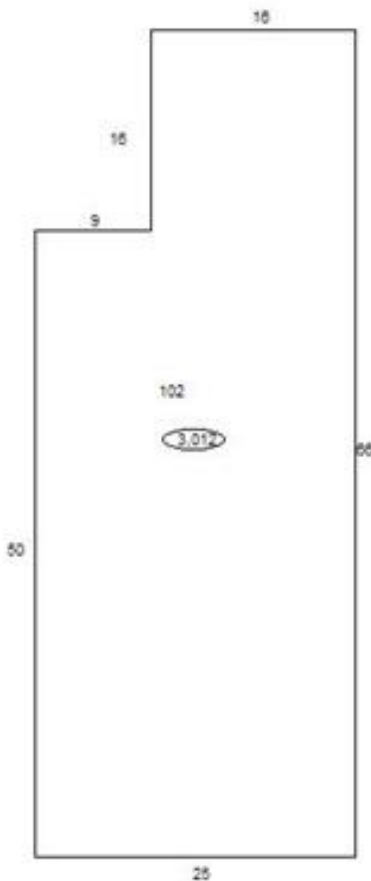
Date 02/06/2026

Time 07:02:23

Page 3

Sketch Image

300005127



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	102		13	102	1,506	2.000	3,012
<b>Total Building Area</b>						1,506		3,012



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Page 4

Account 300005127  
Parcel ID 1070-00-128-003-0-001-00  
Cadastral ID 1070-128-003-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name BISHOP, WILLIAM J. &

### Building Data

Building ID 45  
Building Sequence 1  
Occupancy 1 300 Apartment 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,012  
Average Perimeter 182  
Number Of Storys 2.00  
Average Wall Ht 10.00  
Year Built 1935  
Effective Age 127  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 51 - Invalid ExteriorWall Code  
Heating/Cooling 6 - Wall Furnace  
Roof Type Flat  
Roof Cover Tar & Gravel

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 56.92  
Wall Cost 0.00  
HVAC Cost 4.11  
Basement Cost 0.00  
Total Base Cost 61.03  
Total Area 3,012  
Base RCN 183,822  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 183,822  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (147,058)  
Total RCNLD 36,764  
Lump Sums  
Total Building Value 36,764 \$ 12.21 Per SqFt