




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																																																																																																																			
Account 300005128 Parcel ID 1070-00-128-004-0-001-00 Cadastral ID 1070-128-004-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14559 BISHOP, WILLIAM % ALAN BISHOP P O BOX 733 BUFFALO OK 73834-0000 Parcel Location Situs 00112 W TURNER ST Subdivision MILLER'S ADDN Lot/Block 0004 / 0128 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1 11/15/2023</p>																																																																																																																			
Legal Description Lat/Long: 36.83174821 -99.62488881 MILLERS ADD. BLOCK 128 LOT: 4																																																																																																																								
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																																
Code	Type	Active	Maximum	Exemption																																																																																																																				
Number	Description	Opened	Closed	Amount																																																																																																																				
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 2,000</td> <td>2,000</td> <td>12%</td> <td>240</td> <td>Assessed</td> <td>2,196</td> <td>172.91</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 25,093</td> <td>16,298</td> <td> </td> <td>1,956</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 27,093</td> <td>18,298</td> <td> </td> <td>2,196</td> <td>Total Taxable</td> <td>2,196</td> <td>173.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 2,000	2,000	12%	240	Assessed	2,196	172.91	Year Frozen		Improvements 25,093	16,298		1,956	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 27,093	18,298		2,196	Total Taxable	2,196	173.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																
Remove Cap		Land Value 2,000	2,000	12%	240	Assessed	2,196	172.91																																																																																																																
Year Frozen		Improvements 25,093	16,298		1,956	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																
TIF Project ID	0	Total Value 27,093	18,298		2,196	Total Taxable	2,196	173.00																																																																																																																
Bk/Pg	Grantor	Date	Price	Code																																																																																																																				
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>27,093</td><td>0</td><td>2,091</td><td>165.00</td></tr> <tr><td>2024</td><td>2024-300005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>27,490</td><td>0</td><td>1,992</td><td>162.00</td></tr> <tr><td>2023</td><td>2023-300005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>24,576</td><td>0</td><td>1,897</td><td>157.00</td></tr> <tr><td>2022</td><td>2022-300005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>15,056</td><td>0</td><td>1,807</td><td>149.00</td></tr> <tr><td>2021</td><td>2021-300005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>15,056</td><td>0</td><td>1,807</td><td>149.00</td></tr> <tr><td>2020</td><td>2020-300005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>15,056</td><td>0</td><td>1,807</td><td>149.00</td></tr> <tr><td>2019</td><td>2019-0005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>16,023</td><td> </td><td>1,923</td><td>159.00</td></tr> <tr><td>2018</td><td>2018-0005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>16,023</td><td> </td><td>1,887</td><td>156.00</td></tr> <tr><td>2017</td><td>2017-0005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>14,973</td><td> </td><td>1,797</td><td>149.00</td></tr> <tr><td>2016</td><td>2016-0005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>14,973</td><td> </td><td>1,736</td><td>148.00</td></tr> <tr><td>2015</td><td>2015-0005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>13,776</td><td> </td><td>1,653</td><td>131.00</td></tr> <tr><td>2014</td><td>2014-0005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>13,396</td><td> </td><td>1,595</td><td>128.00</td></tr> <tr><td>2013</td><td>2013-0005128</td><td>BISHOP, WILLIAM</td><td>201</td><td>31,111</td><td> </td><td>1,519</td><td>121.00</td></tr> </tbody> </table>									Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005128	BISHOP, WILLIAM	201	27,093	0	2,091	165.00	2024	2024-300005128	BISHOP, WILLIAM	201	27,490	0	1,992	162.00	2023	2023-300005128	BISHOP, WILLIAM	201	24,576	0	1,897	157.00	2022	2022-300005128	BISHOP, WILLIAM	201	15,056	0	1,807	149.00	2021	2021-300005128	BISHOP, WILLIAM	201	15,056	0	1,807	149.00	2020	2020-300005128	BISHOP, WILLIAM	201	15,056	0	1,807	149.00	2019	2019-0005128	BISHOP, WILLIAM	201	16,023		1,923	159.00	2018	2018-0005128	BISHOP, WILLIAM	201	16,023		1,887	156.00	2017	2017-0005128	BISHOP, WILLIAM	201	14,973		1,797	149.00	2016	2016-0005128	BISHOP, WILLIAM	201	14,973		1,736	148.00	2015	2015-0005128	BISHOP, WILLIAM	201	13,776		1,653	131.00	2014	2014-0005128	BISHOP, WILLIAM	201	13,396		1,595	128.00	2013	2013-0005128	BISHOP, WILLIAM	201	31,111		1,519	121.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																	
2025	2025-300005128	BISHOP, WILLIAM	201	27,093	0	2,091	165.00																																																																																																																	
2024	2024-300005128	BISHOP, WILLIAM	201	27,490	0	1,992	162.00																																																																																																																	
2023	2023-300005128	BISHOP, WILLIAM	201	24,576	0	1,897	157.00																																																																																																																	
2022	2022-300005128	BISHOP, WILLIAM	201	15,056	0	1,807	149.00																																																																																																																	
2021	2021-300005128	BISHOP, WILLIAM	201	15,056	0	1,807	149.00																																																																																																																	
2020	2020-300005128	BISHOP, WILLIAM	201	15,056	0	1,807	149.00																																																																																																																	
2019	2019-0005128	BISHOP, WILLIAM	201	16,023		1,923	159.00																																																																																																																	
2018	2018-0005128	BISHOP, WILLIAM	201	16,023		1,887	156.00																																																																																																																	
2017	2017-0005128	BISHOP, WILLIAM	201	14,973		1,797	149.00																																																																																																																	
2016	2016-0005128	BISHOP, WILLIAM	201	14,973		1,736	148.00																																																																																																																	
2015	2015-0005128	BISHOP, WILLIAM	201	13,776		1,653	131.00																																																																																																																	
2014	2014-0005128	BISHOP, WILLIAM	201	13,396		1,595	128.00																																																																																																																	
2013	2013-0005128	BISHOP, WILLIAM	201	31,111		1,519	121.00																																																																																																																	




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:24
 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	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 1,470</p> <p>Total Base Value 120,908</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 120,908</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 24,182</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 24,182</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 24,182</p> <p>Land Value 2,000</p> <p>Cost Approach Value 26,182 17.81/SqFt</p>	<p>Image ID 27403</p> <p>Image Date 11/15/2023</p> <p>Name 5128_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</p> <p>Land Value 2,000</p> <p>Total Appraised Value 26,182 17.81/SqFt</p>



Harper

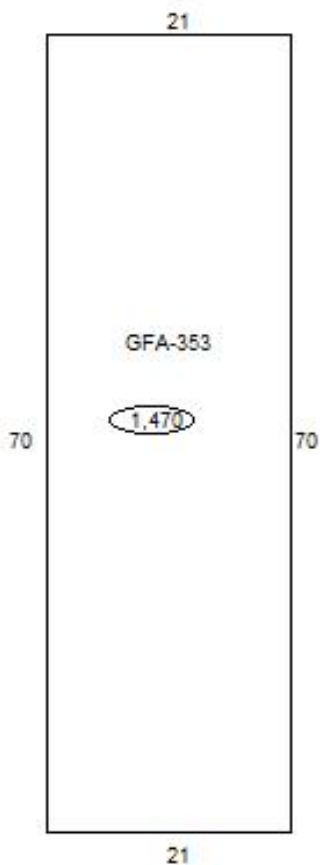
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:24
Page 3

Sketch Image

300005128



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	GFA-353	1,470	1.000	1,470
Total Building Area						1,470		1,470



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:24
Page 4

Account 300005128
Parcel ID 1070-00-128-004-0-001-00
Cadastral ID 1070-128-004-00-0-001-00

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

Building Data

Building ID 46
Building Sequence 1
Occupancy 1 353 Retail Store %
Occupancy 2 406 Storage Warehouse 100%
Occupancy 3
Total Floor Area 1,470
Average Perimeter 182
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1935
Effective Age 109
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover Built/Up Tar

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

Building Image



Image Information

Image Name 5128_1.JPG
Image Date 3/30/2022
Image Name 5128_1.JPG
Description 1

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 33.21
Wall Cost 49.04
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 82.25
Total Area 1,470
Base RCN 120,908
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 120,908
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (96,726)
Total RCNLD 24,182
Lump Sums
Total Building Value 24,182 \$ 16.45 Per SqFt