



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300005131				No Image On File									
Parcel ID	1070-00-128-007-0-001-00													
Cadastral ID	1070-128-007-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area		4										
Tax Area	201 - 4T-BUFFALO-C													
Name ID	18073													
BUFFALO PUBLIC WORKS AUTHORITY														
P O BOX 439 BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	00106 W TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0007 / 0128	Parcel Size		1 - Lots										
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.83470386 -99.63404385														
<b>Building Permits</b>														
MILLERS ADD BLOCK 128 LOTS: 7 BOOK 777 PAGE 714														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					777/714	ESKEW, RODNEY &	09/29/2023	33,500	01					
					708/12	B.R.I.C., LLC	05/04/2015	8,667	MQ					
					650/203	HUDSON, KIM	06/24/2009	500	Q					
					589/1	MILES ETAL	12/05/2003	500	MU					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	1,450	0	12%	Assessed	0	0.00						
Year Frozen		Improvements	12,351	0		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00						
TIF Project ID	0	Total Value	13,801	0		Total Taxable	0	0.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005131	BUFFALO PUBLIC WORKS AUTHORITY	201	13,801	0		.00							
2024	2024-300005131	BUFFALO PUBLIC WORKS AUTHORITY	201	13,997	0		.00							
2023	2023-300005131	BUFFALO PUBLIC WORKS AUTHORITY	201	14,745	0	939	78.00							
2022	2022-300005131	ESKEW, RODNEY &	201	9,929	0	1,191	98.00							
2021	2021-300005131	ESKEW, RODNEY AND	201	9,929	0	1,191	98.00							
2020	2020-300005131	ESKEW, RODNEY AND	201	9,929	0	1,191	98.00							
2019	2019-0005131	ESKEW, RODNEY AND	201	10,557		1,204	100.00							
2018	2018-0005131	ESKEW, RODNEY AND	201	10,557		1,147	95.00							
2017	2017-0005131	ESKEW, RODNEY AND	201	9,387		1,092	91.00							
2016	2016-0005131	ESKEW, RODNEY AND	201	8,667		1,040	88.00							
2015	2015-0005131	ESKEW, RODNEY AND	201	10,348		222	18.00							
2014	2014-0005131	B.R.I.C., LLC	201	10,061		211	17.00							
2013	2013-0005131	B.R.I.C., LLC	201	24,317		202	16.00							



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Lot Data	Primary Image			
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 1450</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 1,813.00 x .80 = 1,450</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,450</p>				
Cost Approach				
<p>Manual Date 07/2025</p> <p>Total Building Area 1,400</p> <p>Total Base Value 60,802</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 60,802</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 12,160</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 12,160</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 12,160</p> <p>Land Value 1,450</p> <p>Cost Approach Value 13,610 9.72/SqFt</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 1,450</p> <p>Total Appraised Value 13,610 9.72/SqFt</p>			



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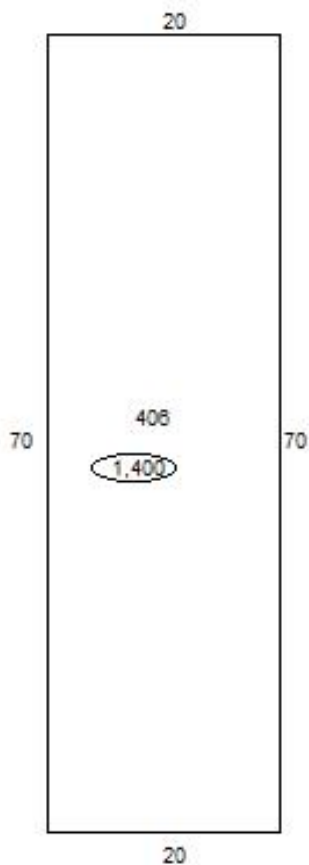
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Sketch Image

300005131



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	406	1,400	1.000	1,400
<b>Total Building Area</b>						1,400		1,400



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Account 300005131  
Parcel ID 1070-00-128-007-0-001-00  
Cadastral ID 1070-128-007-00-0-001-00

Tax Area Code 201  
Property Class E  
Owners Name BUFFALO PUBLIC WORKS AUTHORITY

### Building Data

Building ID 494  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,400  
Average Perimeter  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1935  
Effective Age 127  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 51 - Curtain Steel Studs & Stucco  
Heating/Cooling 8 - Warmed and Cooled Air  
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 34.34  
Wall Cost 0.00  
HVAC Cost 9.09  
Basement Cost 0.00  
Total Base Cost 43.43  
Total Area 1,400  
Base RCN 60,802  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 60,802  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (48,642)  
Total RCNLD 12,160  
Lump Sums  
Total Building Value 12,160 \$ 8.69 Per SqFt