



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:02:27
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Assessment Data					Primary Image									
Account	300005132													
Parcel ID	1070-00-128-008-0-001-00													
Cadastral ID	1070-128-008-00-0-001-00													
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														
Parcel Location														
Situs	00104 W TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0008 / 0128	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83471800 -99.63344822														
MILLERS ADD BLOCK 128 LOTS: 8-9 BOOK 777 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 colspan="5"> </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					
					777/714	ESKEW, RODNEY &	09/29/2023	33,500	01					
					708/12	B.R.I.C., LLC	05/04/2015	49,333	MQ					
					650/204	MURRELL, JEREMY AND	06/22/2009	5,000	MQ					
					647/310	PANHANDLE PROPERTIES, LLC	03/05/2009	2,000	PQ					
					615/583	HUDSON, KIMBERLY & ETVIR	07/01/2006	1,000	MU					
					589/1	MILES ETAL	12/05/2003	500	MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	1,930	0	12%	0	Assessed	0	0.00					
Year Frozen		Improvements	91,195	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	93,125	0		0	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005132	BUFFALO PUBLIC WORKS AUTHORITY	201	93,125	0		.00							
2024	2024-300005132	BUFFALO PUBLIC WORKS AUTHORITY	201	89,939	0		.00							
2023	2023-300005132	BUFFALO PUBLIC WORKS AUTHORITY	201	80,299	0	5,822	482.00							
2022	2022-300005132	ESKEW, RODNEY &	201	61,602	0	7,393	608.00							
2021	2021-300005132	ESKEW, RODNEY AND	201	61,602	0	7,393	610.00							
2020	2020-300005132	ESKEW, RODNEY AND	201	61,602	0	7,196	592.00							
2019	2019-0005132	ESKEW, RODNEY AND	201	66,022		6,853	568.00							
2018	2018-0005132	ESKEW, RODNEY AND	201	66,022		6,527	541.00							
2017	2017-0005132	ESKEW, RODNEY AND	201	54,010		6,216	517.00							
2016	2016-0005132	ESKEW, RODNEY AND	201	49,333		5,920	504.00							
2015	2015-0005132	ESKEW, RODNEY AND	201	75,799		9,060	719.00							
2014	2014-0005132	B.R.I.C., LLC	201	73,416		8,628	691.00							
2013	2013-0005132	B.R.I.C., LLC	201	111,785		8,217	654.00							



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Lot Data	Primary Image			
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 1930</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 2,413.00 x .80 = 1,930</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,930</p>				
Cost Approach				
<p>Manual Date 07/2025</p> <p>Total Building Area 3,136</p> <p>Total Base Value 445,155</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 445,155</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 89,031</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 89,031</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 89,031</p> <p>Land Value 1,930</p> <p>Cost Approach Value 90,961 29.01/SqFt</p>			<p>Image Information</p> <p>Image ID 17884</p> <p>Image Date 3/30/2022</p> <p>Name 5132_2.JPG</p> <p>Description 2</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 1,930</p> <p>Total Appraised Value 90,961 29.01/SqFt</p>			



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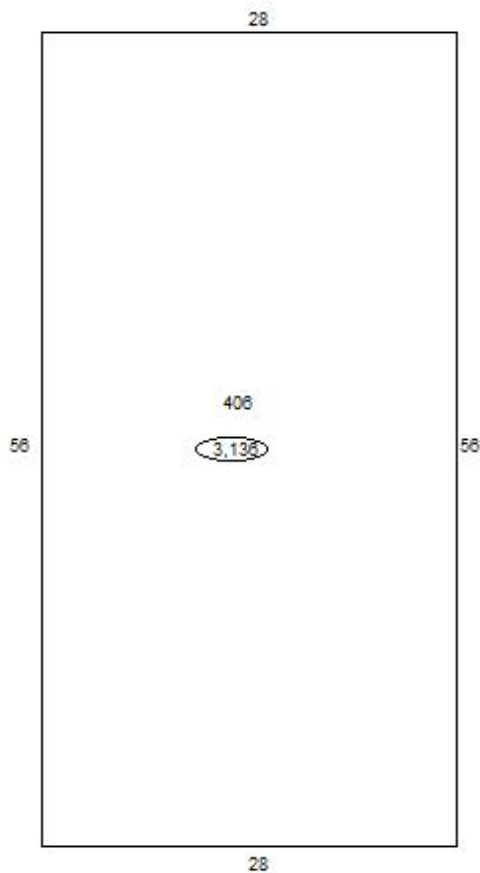
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Sketch Image

300005132



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	1,568	2.000	3,136
Total Building Area						1,568		3,136



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Account 300005132
 Parcel ID 1070-00-128-008-0-001-00
 Cadastral ID 1070-128-008-00-0-001-00

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

Building Data

Building ID 50
 Building Sequence 1
 Occupancy 1 350 Restaurant 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,136
 Average Perimeter 168
 Number Of Storys 2.00
 Average Wall Ht 12.00
 Year Built 1930
 Effective Age 57
 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 12 - Concrete Block
 Heating/Cooling 8 - Warmed and Cooled Air
 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 86.24
 Wall Cost 34.15
 HVAC Cost 21.56
 Basement Cost 0.00
 Total Base Cost 141.95
 Total Area 3,136
 Base RCN 445,155
 Misc Impr Value

Manual Date
 Base Year 2026
 Modifier Value
 Total Replacement Cost 445,155
 Physical Depreciation 80%
 Functional Depreciation
 Total Depreciation 80% (356,124)
 Total RCNLD 89,031
 Lump Sums
 Total Building Value 89,031 \$ 28.39 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
51	Stucco	Percent	50%		

Total Modifier Value