



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:28
 Page 1

Assessment Data					Primary Image																																																	
Account 300005133 Parcel ID 1070-00-128-010-0-001-00 Cadastral ID 1070-128-010-00-0-001-00 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 00106 S HOY ST Subdivision MILLER'S ADDN Lot/Block 0010 / 0128 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																						
Legal Description Lat/Long: 36.83410819 -99.63301862					Building Permits																																																	
MILLERS ADD BLOCK 128 LOTS: 10 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																																																		
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	05/01/2015	4,300	MQ																																													
					650/204	MURRELL, JEREMY AND	06/22/2009	5,000	QV																																													
					647/310	PANHANDLE PROPERTIES, LLC	03/05/2009	2,000	PQ																																													
					615/583	HUDSON, KIM R &ETVIR	07/01/2006	1,000	MU																																													
					589/1	MILES ETAL	12/05/2003	500	MV																																													
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>2024</td> <td>Land Value 950</td> <td>0</td> <td>12%</td> <td>0</td> <td>Assessed</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 14,316</td> <td>0</td> <td> </td> <td>0</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 15,266</td> <td>0</td> <td> </td> <td>0</td> <td>Total Taxable</td> <td>0</td> <td>0.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2024	Land Value 950	0	12%	0	Assessed	0	0.00	Year Frozen		Improvements 14,316	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 15,266	0		0	Total Taxable	0	0.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																														
Remove Cap	2024	Land Value 950	0	12%	0	Assessed	0	0.00																																														
Year Frozen		Improvements 14,316	0		0	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 15,266	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	2025-300005133	BUFFALO PUBLIC WORKS AUTHORITY	201	15,266	0		.00																																															
2024	2024-300005133	BUFFALO PUBLIC WORKS AUTHORITY	201	21,002	0		.00																																															
2023	2023-300005133	BUFFALO PUBLIC WORKS AUTHORITY	201	19,646	0	452	37.00																																															
2022	2022-300005133	ESKEW, RODNEY &	201	4,783	0	574	47.00																																															
2021	2021-300005133	ESKEW, RODNEY AND	201	4,783	0	574	47.00																																															
2020	2020-300005133	ESKEW, RODNEY AND	201	4,783	0	574	47.00																																															
2019	2019-0005133	ESKEW, RODNEY AND	201	5,067		556	46.00																																															
2018	2018-0005133	ESKEW, RODNEY AND	201	5,067		529	44.00																																															
2017	2017-0005133	ESKEW, RODNEY AND	201	4,759		504	42.00																																															
2016	2016-0005133	ESKEW, RODNEY AND	201	4,000		480	41.00																																															
2015	2015-0005133	ESKEW, RODNEY AND	201	11,763		76	6.00																																															
2014	2014-0005133	B.R.I.C., LLC	201	11,414		73	6.00																																															
2013	2013-0005133	B.R.I.C., LLC	201	70,258		69	5.00																																															




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:28
 Page 2

Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 950</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 1,188.00 x .80 = 950</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 950</p>	 <p>1070-00-128-011-0-001-00 3/29/2022 ACCT. #5134</p>
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 3,000</p> <p>Total Base Value 36,810</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 36,810</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 14,724</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 14,724</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 14,724</p> <p>Land Value 950</p> <p>Cost Approach Value 15,674 5.22/SqFt</p>	<p>Image ID 19504</p> <p>Image Date 6/14/2022</p> <p>Name 5134_1.JPG</p> <p>Description BUILDING</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 950</p> <p>Total Appraised Value 15,674 5.22/SqFt</p>



Harper

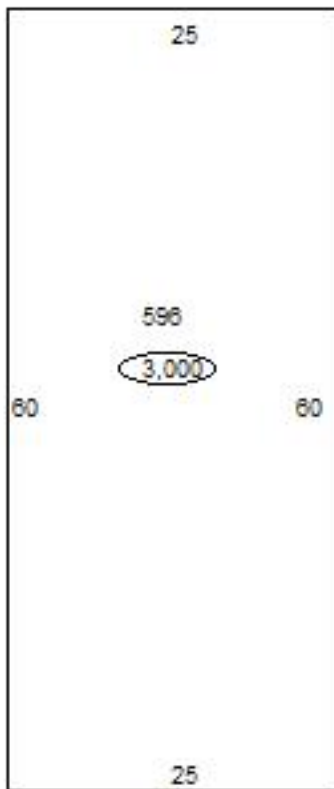
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:28
Page 3

Sketch Image

300005133



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	596		20	596	1,500	2.000	3,000
Total Building Area						1,500		3,000



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:28
Page 4

Account 300005133
Parcel ID 1070-00-128-010-0-001-00
Cadastral ID 1070-128-010-00-0-001-00

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

Building Data

Building ID 51
Building Sequence 1
Occupancy 1 596 Shell, Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 170
Number Of Storys 2.00
Average Wall Ht 12.00
Year Built 1935
Effective Age 64
Construction Class 1 - Residential Stud Frame
Quality 4.5 - Good
Condition 4.5 - Good
Exterior Wall 7 - Invalid ExteriorWall Code
Heating/Cooling 15 - No HVAC
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 5134_1.JPG
Image Date 6/14/2022
Image Name 5134_1.JPG
Description BUILDING

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 12.27
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 12.27
Total Area 3,000
Base RCN 36,810
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 36,810
Physical Depreciation 60%
Functional Depreciation
Total Depreciation 60% (22,086)
Total RCNLD 14,724
Lump Sums
Total Building Value 14,724 \$ 4.91 Per SqFt