



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:31
 Page 1

Assessment Data					Primary Image									
Account	300005137													
Parcel ID	1070-00-128-014-0-001-00													
Cadastral ID	1070-128-014-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14564													
HINTHER, GARY & JULIA HINTHER														
1014 N 201 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	00110 S HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0014 / 0128	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
1 3/30/2022														
Legal Description Lat/Long: 36.83516505 -99.63380550														
MILLERS ADD. BLOCK 128 LOTS: 14 BOOK 511 PAGE 564														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					511/564	MILTON EUGENE BAIRD	01/10/1996	17,500	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,000	1,395	12%	167	Assessed	4,982	392.28					
Year Frozen		Improvements	61,882	40,120		4,815	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	63,882	41,515	4,982	Total Taxable	4,982	392.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005137	HINTHER, GARY &	201	63,882	0	4,744	374.00							
2024	2024-300005137	HINTHER, GARY &	201	65,567	0	4,519	368.00							
2023	2023-300005137	HINTHER, GARY &	201	59,967	0	4,304	356.00							
2022	2022-300005137	HINTHER, GARY &	201	55,900	0	4,099	337.00							
2021	2021-300005137	HINTHER, GARY &	201	55,900	0	3,904	322.00							
2020	2020-300005137	HINTHER, GARY &	201	55,900	0	3,718	306.00							
2019	2019-0005137	HINTHER, GARY &	201	59,893		3,541	293.00							
2018	2018-0005137	HINTHER, GARY &	201	59,893		3,373	280.00							
2017	2017-0005137	HINTHER, GARY &	201	55,204		3,211	267.00							
2016	2016-0005137	HINTHER, GARY &	201	55,204		3,059	260.00							
2015	2015-0005137	HINTHER, GARY &	201	50,969		2,913	231.00							
2014	2014-0005137	HINTHER, GARY &	201	49,390		2,774	222.00							
2013	2013-0005137	HINTHER, GARY &	201	88,974		2,642	210.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:32
 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 2,256</p> <p>Total Base Value 302,439</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 302,439</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 60,488</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 60,488</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 99</p> <p>Total Improvement Value 60,587</p> <p>Land Value 2,000</p> <p>Cost Approach Value 62,587 27.74/SqFt</p>	<p>Image ID 17887</p> <p>Image Date 3/30/2022</p> <p>Name 5137_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 99</p> <p>Land Value 2,000</p> <p>Total Appraised Value 62,587 27.74/SqFt</p>



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

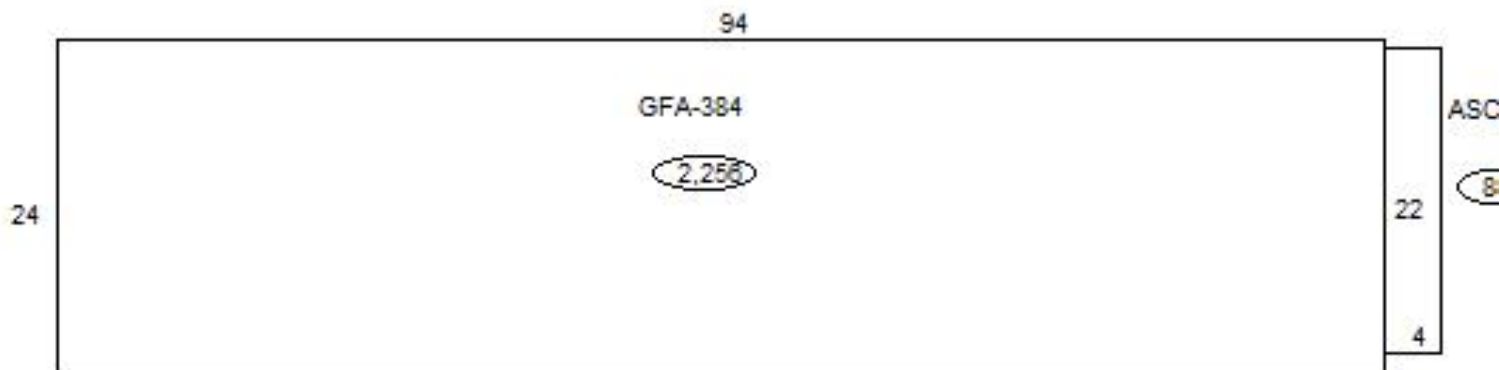
Date 02/06/2026

Time 07:02:32

Page 3

Sketch Image

300005137



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	384		20	GFA-384	2,256	1.000	2,256
2	O	ASC		20	ASC	88	1.000	88
Total Building Area						2,256		2,256



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:32
Page 4

Account 300005137
Parcel ID 1070-00-128-014-0-001-00
Cadastral ID 1070-128-014-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name HINTHER, GARY &

Building Data

Building ID 52
Building Sequence 1
Occupancy 1 384 Barber Shop 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,256
Average Perimeter 236
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1935
Effective Age 91
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 5 - Brick with Block Back-up
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

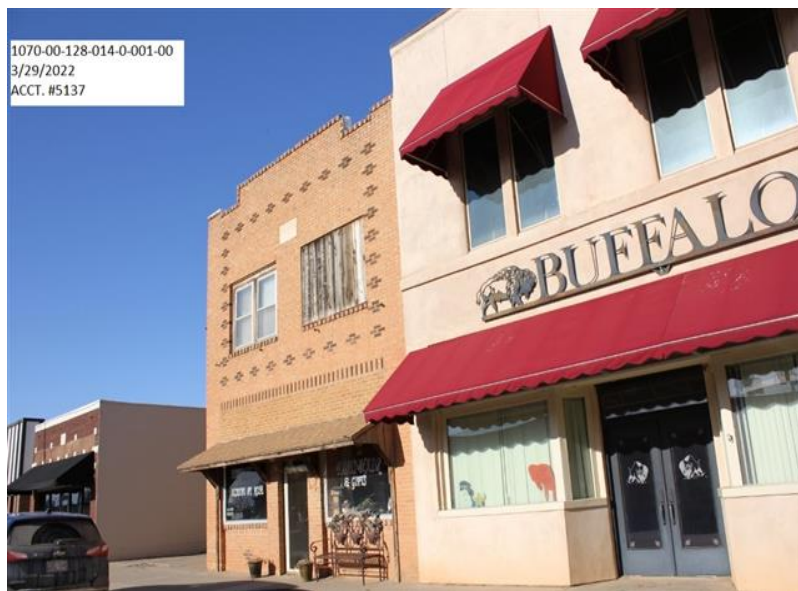


Image Information

Image Name 5137_1.JPG
Image Date 3/30/2022
Image Name 5137_1.JPG
Description 1

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 60.82
Wall Cost 61.59
HVAC Cost 11.65
Basement Cost 0.00
Total Base Cost 134.06
Total Area 2,256
Base RCN 302,439
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 302,439
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (241,951)
Total RCNLD 60,488
Lump Sums
Total Building Value 60,488 \$ 26.81 Per SqFt



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

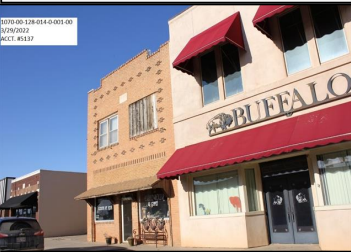
Date 02/06/2026

Time 07:02:32

Page 5

300005137

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ASC	Awing/Shelter/Carport	22x4x0		Composition Shingle	88	
	Qual 4	Cond 4	Year 1995	Eff Age 19			
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
		Base Cost (5.13 x 88)			451 352		99
Total Site Improvement Value						99	