



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 300005143 Parcel ID 1070-00-128-024-0-001-00 Cadastral ID 1070-128-024-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14566 OKLAHOMA STATE BANK PO BOX 70 BUFFALO OK 73834-0000 Parcel Location Situs 00122 S HOY ST Subdivision MILLER'S ADDN Lot/Block 0024 / 0128 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-128-024-0-001-00 3/29/2022 ACCT. #5143</p> <p>1 3/30/2022</p>														
Legal Description Lat/Long: 36.83173917 -99.62637469																			
MILLERS ADD. BLOCK 128 LOTS: S 20' OF 24;ALL 26;W 120' OF 19-21 23-25-27					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										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	16,800	16,800	12%	2,016	Assessed	38,141	3,003.22										
Year Frozen		Improvements	312,204	301,041		36,125	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	329,004	317,841		38,141	Total Taxable	38,141	3,003.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300005143	OKLAHOMA STATE BANK			201	329,004	0	36,325	2,860.00										
2024	2024-300005143	OKLAHOMA STATE BANK			201	341,075	0	34,595	2,817.00										
2023	2023-300005143	OKLAHOMA STATE BANK			201	340,664	0	32,948	2,725.00										
2022	2022-300005143	OKLAHOMA STATE BANK			201	261,490	0	31,379	2,581.00										
2021	2021-300005143	OKLAHOMA STATE BANK			201	261,490	0	31,379	2,591.00										
2020	2020-300005143	OKLAHOMA STATE BANK			201	261,490	0	31,379	2,582.00										
2019	2019-0005143	OKLAHOMA STATE BANK			201	277,986		33,359	2,765.00										
2018	2018-0005143	OKLAHOMA STATE BANK			201	277,986		33,256	2,758.00										
2017	2017-0005143	OKLAHOMA STATE BANK			201	263,934		31,672	2,633.00										
2016	2016-0005143	OKLAHOMA STATE BANK			201	263,934		30,554	2,600.00										
2015	2015-0005143	OKLAHOMA STATE BANK			201	242,492		29,099	2,310.00										
2014	2014-0005143	OKLAHOMA STATE BANK			201	235,921		28,311	2,269.00										
2013	2013-0005143	OKLAHOMA STATE BANK			201	252,282		27,869	2,220.00										



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 16800</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 21,000.00 x .80 = 16,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 16,800</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 9,568</p> <p>Total Base Value 1,322,489</p> <p>Modifier Value 114,072</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,436,561</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 287,312</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 287,312</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 24,218</p> <p>Total Improvement Value 311,530</p> <p>Land Value 16,800</p> <p>Cost Approach Value 328,330 34.32/SqFt</p>	<p>Image ID 17893</p> <p>Image Date 3/30/2022</p> <p>Name 5143_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 24,218</p> <p>Land Value 16,800</p> <p>Total Appraised Value 328,330 34.32/SqFt</p>	



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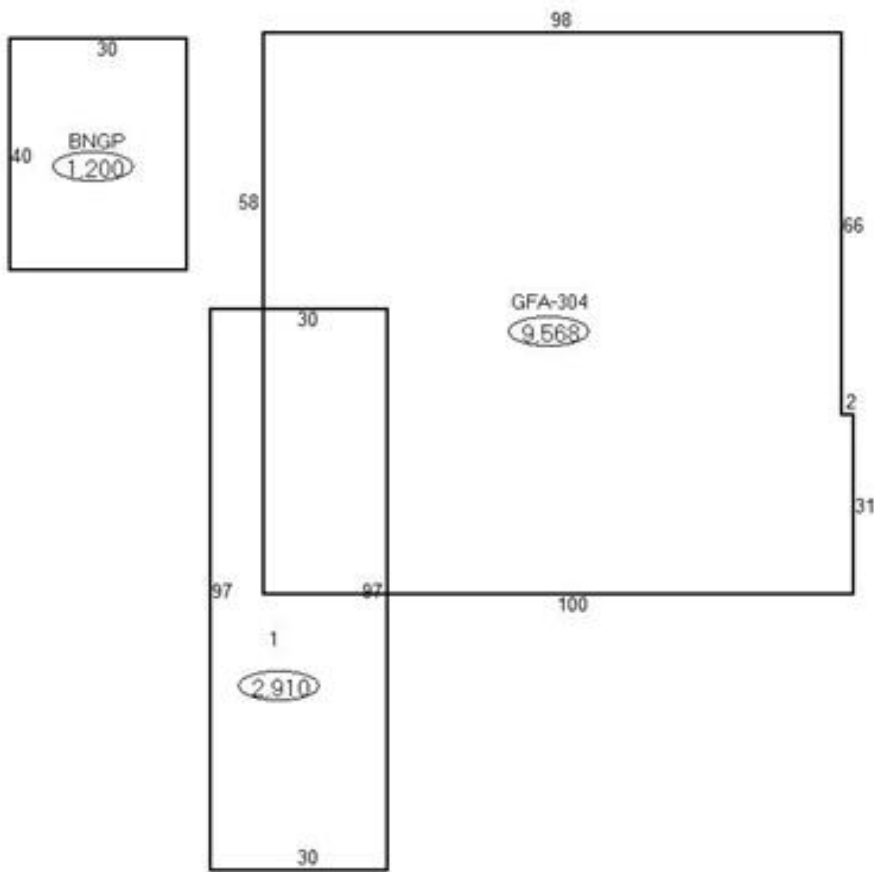
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Sketch Image

300005143



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	304		25	GFA-304	9,568	1.000	9,568
2	O	BNGP		25	BNGP	1,200	1.000	1,200
3	B	1		25	1	2,910	1.000	2,910
Total Building Area						9,568		9,568



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Account 300005143
Parcel ID 1070-00-128-024-0-001-00
Cadastral ID 1070-128-024-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name OKLAHOMA STATE BANK

Building Data

Building ID 56
Building Sequence 1
Occupancy 1 304 Bank 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,568
Average Perimeter 394
Number Of Storys 1.00
Average Wall Ht 11.00
Year Built 1935
Effective Age 68
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2.3 - Fair
Condition 2.3 - Fair
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Tar & Gravel

Basement Area 2,910
Basement Levels 1
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 104.75
Wall Cost 17.99
HVAC Cost 10.58
Basement Cost 4.90
Total Base Cost 138.22
Total Area 9,568
Base RCN 1,322,489
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value 114,072
Total Replacement Cost 1,436,561
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (1,149,249)
Total RCNLD 287,312
Lump Sums
Total Building Value 287,312 \$ 30.03 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Retail Finish	Area	2910		114,072
Total Modifier Value					114,072



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
 <p>1070-00-128-024-0-001-00 3/29/2022 AC21-95343</p>	BNGP	Barn - General Purpose	40x30x12		Built Up Tar/Gravel	1,200		
	Qual	5	Cond	5	Year	1960	Eff Age	40
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (39.95 x 1,200)				47,940	30,682	17,258		
 <p>1070-00-128-024-0-001-00 3/29/2022 AC21-95343</p>	PAVA	Paving - Asphalt	120x125x0			15,000		
	Qual	3	Cond	3	Year	1960	Eff Age	66
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (2.32 x 15,000)				34,800	27,840	6,960		
Total Site Improvement Value						24,218		