



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:37
 Page 1

Assessment Data					Primary Image					
Account	300005144				<p>1070-00-129-001-0-001-00_001.JPG 1/9/2023</p>					
Parcel ID	1070-00-129-001-0-001-00									
Cadastral ID	1070-129-001-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UC	VI Area 1								
Tax Area	201 - 4T-BUFFALO-C									
Name ID	25668									
KBS REAL ESTATE, LLC										
P O BOX 434 SHATTUCK OK 73858-										
Parcel Location										
Situs	00105 S HOY ST									
Subdivision	MILLER'S ADDN									
Lot/Block	0001 / 0129	Parcel Size 1 - Lots								
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG/MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.83567982 -99.62600347										
MILLERS ADD BLOCK 129 LOTS W32' OF 1;4 1/2' X 32' ON N. SIDE OF 10 BOOK 788 PAGE 638										
Exemptions										
Code	Type	Active	Maximum	Exemption	Building Permits					
					Number	Description	Opened	Closed	Amount	
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					788/638	SNELL-NELSON INSURANCE AGENCY	03/27/2025			05
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap	2026		Land Value	1,011	1,011	12%	Assessed	7,845	617.72	
Year Frozen			Improvements	64,364	64,364		Penalty	0		
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0		Total Value	65,375	65,375		Total Taxable	7,845	618.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005144	KBS REAL ESTATE, LLC			201	65,375	0	5,666	446.00	
2024	2024-300005144	SNELL-NELSON INSURANCE AGENCY			201	62,863	0	5,397	439.00	
2023	2023-300005144	SNELL-NELSON INSURANCE AGENCY			201	61,139	0	5,140	425.00	
2022	2022-300005144	SNELL-NELSON INSURANCE AGENCY			201	61,139	0	4,895	403.00	
2021	2021-300005144	SNELL-NELSON INSURANCE AGENCY			201	61,139	0	4,662	385.00	
2020	2020-300005144	SNELL-NELSON INSURANCE AGENCY			201	61,139	0	4,440	365.00	
2019	2019-0005144	SNELL-NELSON INSURANCE AGENCY			201	65,592		4,228	350.00	
2018	2018-0005144	SNELL-NELSON INSURANCE AGENCY			201	65,592		4,027	334.00	
2017	2017-0005144	SNELL-NELSON INSURANCE AGENCY			201	58,867		3,836	319.00	
2016	2016-0005144	SNELL-NELSON INSURANCE AGENCY			201	58,867		3,653	311.00	
2015	2015-0005144	SNELL-NELSON INSURANCE AGENCY			201	54,277		3,479	276.00	
2014	2014-0005144	SNELL-NELSON INSURANCE AGENCY			201	52,558		3,314	266.00	
2013	2013-0005144	SNELL-NELSON INSURANCE AGENCY			201	66,244		3,155	251.00	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:37
 Page 2

Lot Data	Primary Image			
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 1011</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 1,264.00 x .80 = 1,011</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,011</p>				
Cost Approach				
<p>Manual Date 07/2025</p> <p>Total Building Area 1,280</p> <p>Total Base Value 322,842</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 322,842</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 64,568</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 64,568</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 64,568</p> <p>Land Value 1,011</p> <p>Cost Approach Value 65,579 51.23/SqFt</p>			<p>Image Information</p> <p>Image ID 24061</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description 1070-00-129-001-0-001-00_001.JPG</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 1,011</p> <p>Total Appraised Value 65,579 51.23/SqFt</p>			



Harper

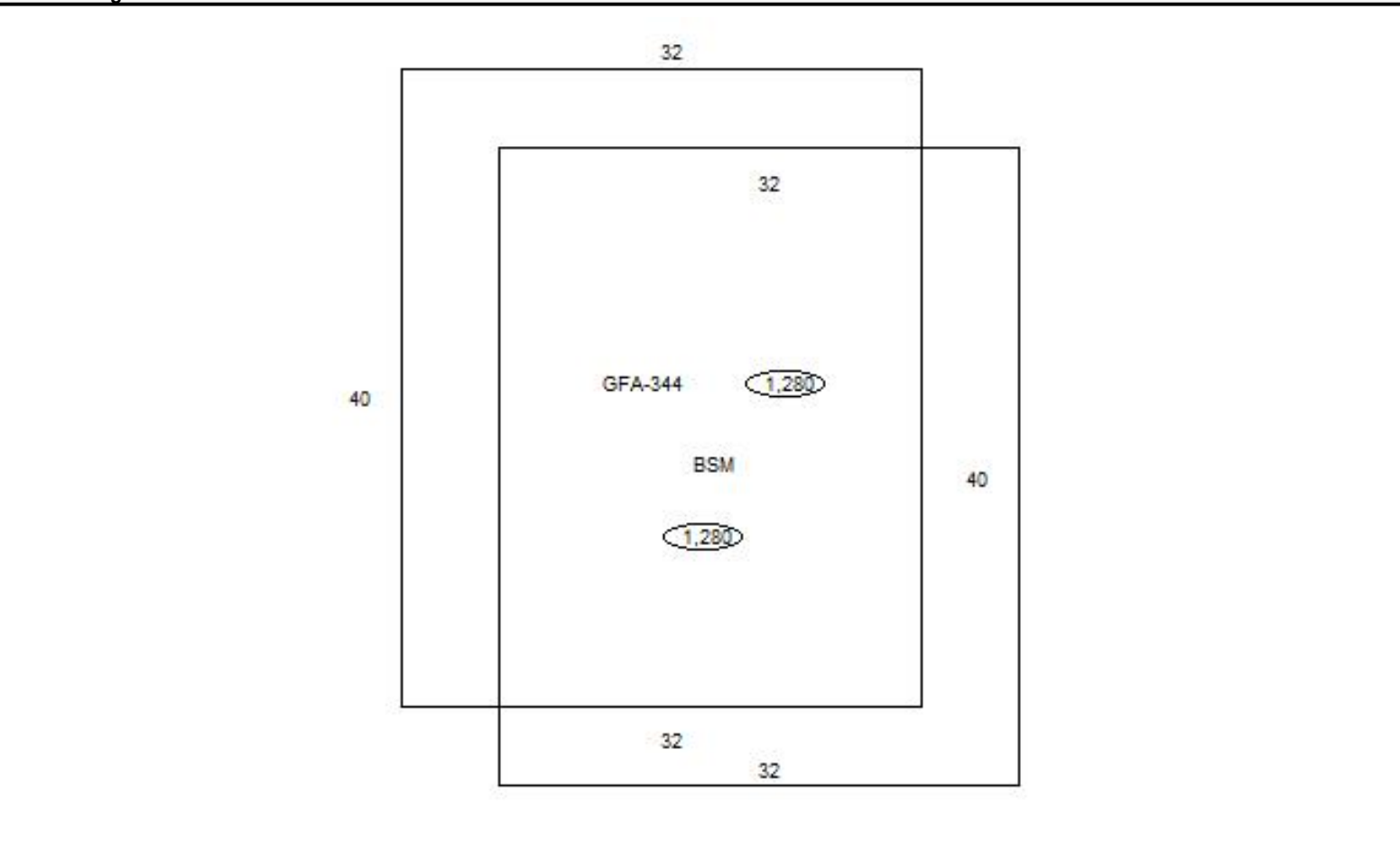
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:37
Page 3

Sketch Image

300005144



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	GFA-344	1,280	1.000	1,280
2	B			13	BSM	1,280	1.000	1,280
Total Building Area						1,280		1,280



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:37
Page 4

Account 300005144
Parcel ID 1070-00-129-001-0-001-00
Cadastral ID 1070-129-001-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name KBS REAL ESTATE, LLC

Building Data

Building ID 57
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,280
Average Perimeter 144
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 3.2 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover

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 1
Zone Description VI AREA 1
Base Cost 88.48
Wall Cost 148.82
HVAC Cost 14.92
Basement Cost 0.00
Total Base Cost 252.22
Total Area 1,280
Base RCN 322,842
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 322,842
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (258,274)
Total RCNLD 64,568
Lump Sums
Total Building Value 64,568 \$ 50.44 Per SqFt