



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:38
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Assessment Data				Primary Image						
Account	300005146			<p>1070-00-129-002-0-001-00_001.JPG 1/9/2023</p>						
Parcel ID	1070-00-129-002-0-001-00									
Cadastral ID	1070-129-002-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UC	VI Area	1							
Tax Area	201 - 4T-BUFFALO-C									
Name ID	14568									
YOUNG ENTERPRISES, INC.										
P O BOX 610 BUFFALO OK 73834-0000										
Parcel Location										
Situs	00106 E TURNER ST									
Subdivision	MILLER'S ADDN									
Lot/Block	0002 / 0129	Parcel Size	1 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG\MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.83619046 -99.62625889				Building Permits						
MILLERS ADD. BLOCK 129 LOTS E 12' OF 2; 4" ON W SIDE OF 3				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					606/808	JACOBS, DEBIE	10/03/2005	35,000	MV	
					601/493	PAYNE, KAREN L., ETAL	02/17/2005	35,000	PQ	
					593/439	COTTER, DONALD B., ETUX	06/08/2004	10,000	MU	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	369	369	12%	44	Assessed	2,261	178.03	
Year Frozen		Improvements	20,542	18,473		2,217	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	20,911	18,842		2,261	Total Taxable	2,261	178.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005146	YOUNG ENTERPRISES, INC.			201	20,911	0	2,153	170.00	
2024	2024-300005146	YOUNG ENTERPRISES, INC.			201	20,558	0	2,051	167.00	
2023	2023-300005146	YOUNG ENTERPRISES, INC.			201	16,278	0	1,954	162.00	
2022	2022-300005146	YOUNG ENTERPRISES, INC.			201	16,278	0	1,954	161.00	
2021	2021-300005146	YOUNG ENTERPRISES, INC.			201	16,278	0	1,954	161.00	
2020	2020-300005146	YOUNG ENTERPRISES, INC.			201	16,278	0	1,954	161.00	
2019	2019-0005146	YOUNG ENTERPRISES, INC.			201	17,440		2,093	173.00	
2018	2018-0005146	YOUNG ENTERPRISES, INC.			201	17,440		2,079	172.00	
2017	2017-0005146	YOUNG ENTERPRISES, INC.			201	16,502		1,980	165.00	
2016	2016-0005146	YOUNG ENTERPRISES, INC.			201	16,502		1,892	161.00	
2015	2015-0005146	YOUNG ENTERPRISES, INC.			201	15,019		1,802	143.00	
2014	2014-0005146	YOUNG ENTERPRISES, INC.			201	14,554		1,747	140.00	
2013	2013-0005146	YOUNG ENTERPRISES, INC.			201	18,375		2,205	176.00	



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable	590		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	21 Urban Comm/Ind		
Value Method	Square-Foot		
Base Lot Value	737.93 x .50 =	369	
Factor Value	0		
Adjustments			
Lot Value	369		
Cost Approach			
Manual Date	07/2025	Image Information Image ID 24063 Image Date 1/9/2023 Name 001.JPG Description 1070-00-129-002-0-001-00_001.JPG	
Total Building Area	696		
Total Base Value	100,788		
Modifier Value			
Misc Improvements			
Replacement Cost New	100,788		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	20,158		
Economic Depreciation			
RCNLD (All Sources)	20,158		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	20,158		
Land Value	369		
Cost Approach Value	20,527	29.49/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	369
Effective Gross Income (EGI)		Total Appraised Value	20,527 29.49/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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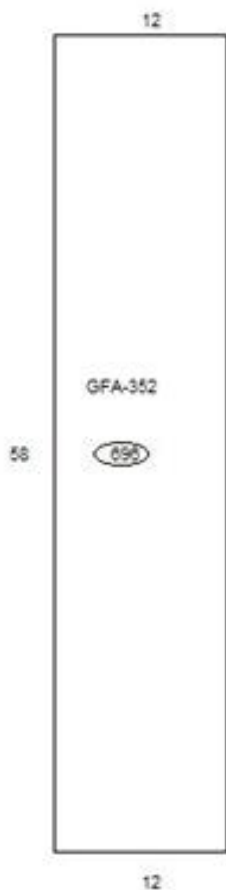
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Sketch Image

300005146



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		13	GFA-352	696	1.000	696
Total Building Area						696		696



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Account	300005146	Tax Area Code	201
Parcel ID	1070-00-129-002-0-001-00	Property Class	UC
Cadastral ID	1070-129-002-00-0-001-00	Owners Name	YOUNG ENTERPRISES, INC.

Building Data

Building ID	60
Building Sequence	1
Occupancy 1	596 Shell, Apartment 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	696
Average Perimeter	140
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	1930
Effective Age	96
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	3.25 - 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

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	1
Zone Description	VI AREA 1
Base Cost	27.87
Wall Cost	104.56
HVAC Cost	12.38
Basement Cost	0.00
Total Base Cost	144.81
Total Area	696
Base RCN	100,788
Misc Impr Value	

Manual Date	
Base Year	2026
Modifier Value	
Total Replacement Cost	100,788
Physical Depreciation	80%
Functional Depreciation	
Total Depreciation	80% (80,630)
Total RCNLD	20,158
Lump Sums	
Total Building Value	20,158 \$ 28.96 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
5	Brick Veneer	Percent	50%		

Total Modifier Value