



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:02:39  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005147 <b>Parcel ID</b> 1070-00-129-003-0-001-00 <b>Cadastral ID</b> 1070-129-003-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14568 YOUNG ENTERPRISES, INC.  P O BOX 610 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00108 E TURNER ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0003 / 0129 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83598954 -99.62533168 MILLERS ADD BLOCK 129 LOTS 3 LESS 4" ON W. SIDE																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 1427</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 1,784.00 x .80 = 1,427</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,427</p>	
<p><b>Cost Approach</b></p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 1,434</p> <p>Total Base Value 141,020</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 141,020</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 31,024</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 31,024</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 31,024</p> <p>Land Value 1,427</p> <p>Cost Approach Value 32,451 22.63/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 3731</p> <p>Image Date 5/17/2019</p> <p>Name 1070-00-129-003-0-001-00-001-000-001.jpg</p> <p>Description f:\pictures\1070-00-129-003-0-001-00-001-000-001.jpg</p>
<p><b>Income Approach</b></p>	<p><b>Value Reconciliation</b></p>
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 1,427</p> <p>Total Appraised Value 32,451 22.63/SqFt</p>



Harper

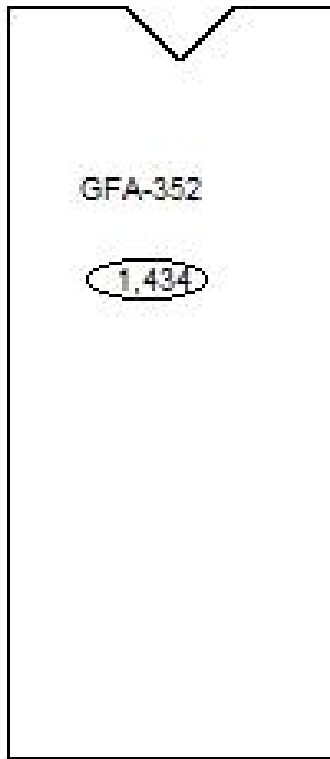
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Sketch Image

300005147



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		25	GFA-352	1,434	1.000	1,434
<b>Total Building Area</b>						1,434		1,434



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Account	300005147	Tax Area Code	201
Parcel ID	1070-00-129-003-0-001-00	Property Class	UC
Cadastral ID	1070-129-003-00-0-001-00	Owners Name	YOUNG ENTERPRISES, INC.

### Building Data

Building ID	61
Building Sequence	1
Occupancy 1	596 Shell, Apartment 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	1,434
Average Perimeter	169
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	1930
Effective Age	91
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	3.25 - Average
Condition	3.25 - 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	24.70
Wall Cost	61.26
HVAC Cost	12.38
Basement Cost	0.00
Total Base Cost	98.34
Total Area	1,434
Base RCN	141,020
Misc Impr Value	

Manual Date	
Base Year	2026
Modifier Value	
Total Replacement Cost	141,020
Physical Depreciation	78%
Functional Depreciation	
Total Depreciation	78% (109,996)
Total RCNLD	31,024
Lump Sums	
Total Building Value	31,024 \$ 21.63 Per SqFt

### Building Modifiers

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

Total Modifier Value