



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:02:49
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005160 Parcel ID 1070-00-129-013-0-001-00 Cadastral ID 1070-129-013-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14575 HARMON, BILLIE L. & KAREN KAY HARMON, LIFE ESTATE % NATHAN FLAHERTY P.O. BOX 809 BUFFALO OK 73834-0000																																																																																																																									
Parcel Location Situs 00115 S HOY ST Subdivision MILLER'S ADDN Lot/Block 0013 / 0129 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83623277 -99.62671728 MILLERS ADD. BLOCK 129 LOTS 13; S 13' OF 11; 15-17-19-21-23 BOOK 750 PAGE 652					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																																																																																																											
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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 12717</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 15,896.00 x .80 = 12,717</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 12,717</p>	 <p>1070-00-129-013-0-001-00 01/06/23</p>
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 5,250</p> <p>Total Base Value 934,553</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 934,553</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 233,638</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 233,638</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 233,638</p> <p>Land Value 12,717</p> <p>Cost Approach Value 246,355 46.92/SqFt</p>	<p>Image ID 24079</p> <p>Image Date 1/9/2023</p> <p>Name 004.JPG</p> <p>Description GROCERY STORE</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 12,717</p> <p>Total Appraised Value 246,355 46.92/SqFt</p>



Harper

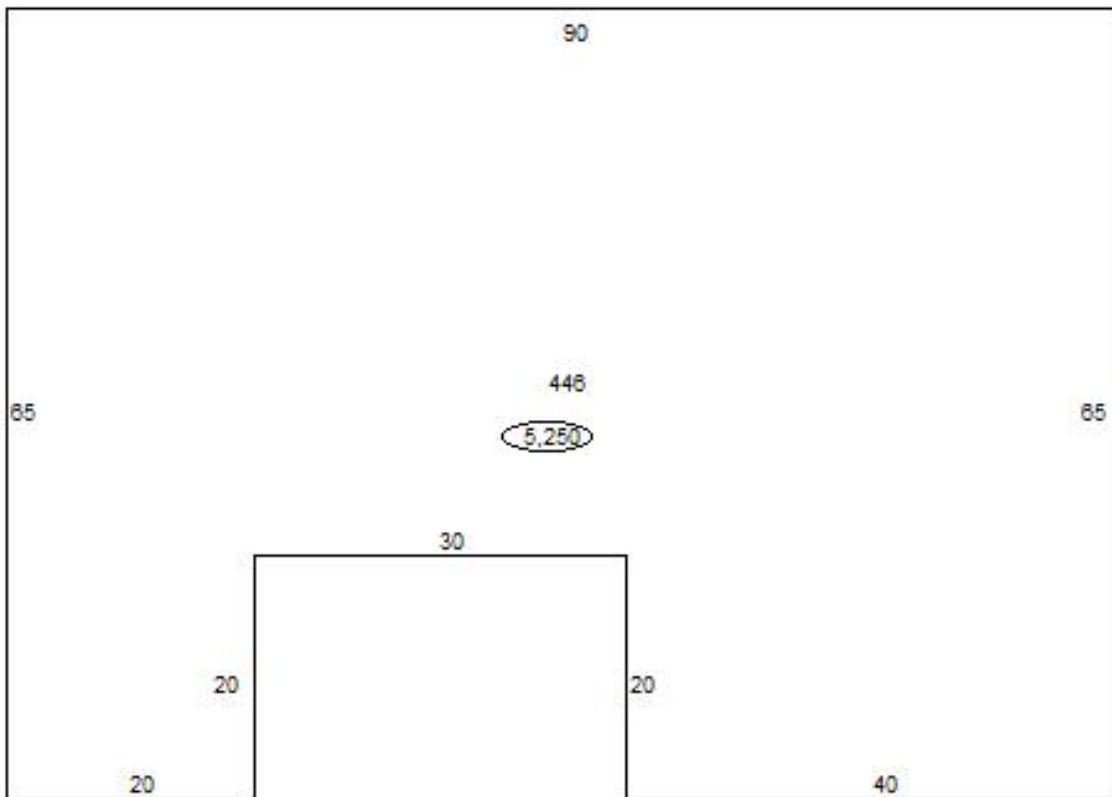
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Sketch Image

300005160



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	446		20	446	5,250	1.000	5,250
Total Building Area						5,250		5,250



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Account 300005160
Parcel ID 1070-00-129-013-0-001-00
Cadastral ID 1070-129-013-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name HARMON, BILLIE L. &

Building Data

Building ID 447
Building Sequence 1
Occupancy 1 446 Supermarket 75%
Occupancy 2 511 Drug Store 25%
Occupancy 3
Total Floor Area 5,250
Average Perimeter 350
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1976
Effective Age 39
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3.5 - Average
Condition 3.5 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

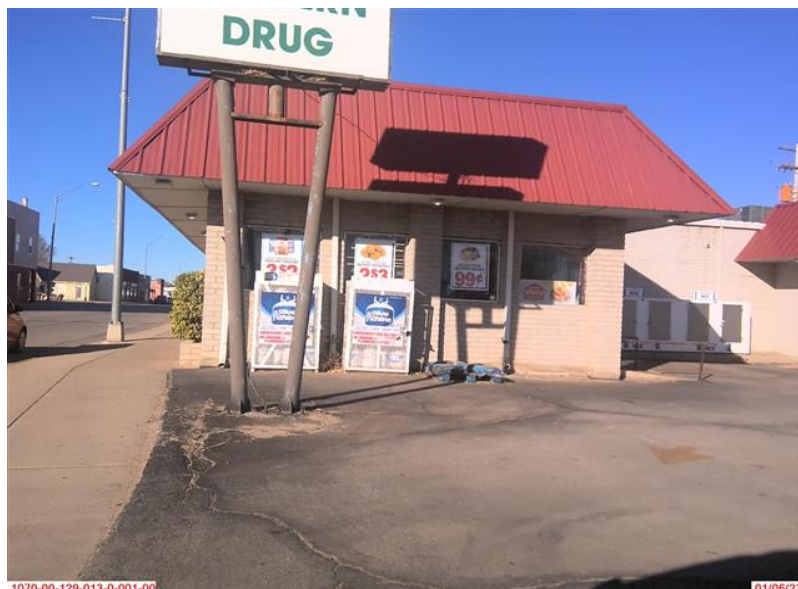


Image Information

Image Name 004.JPG
Image Date 1/9/2023
Image Name 004.JPG
Description GROCERY STORE

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 78.28
Wall Cost 89.14
HVAC Cost 10.59
Basement Cost 0.00
Total Base Cost 178.01
Total Area 5,250
Base RCN 934,553
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 934,553
Physical Depreciation 75%
Functional Depreciation
Total Depreciation 75% (700,915)
Total RCNLD 233,638
Lump Sums
Total Building Value 233,638 \$ 44.50 Per SqFt