




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:02:52
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Assessment Data					Primary Image																																																																																																																				
Account 300005163 Parcel ID 1070-00-129-026-0-001-00 Cadastral ID 1070-129-026-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14577 SNELL, BETH ANN & LEON SNELL 934 N 192 RD BUFFALO OK 73834-8816 Parcel Location Situs 00122 SE FIRST ST Subdivision MILLER'S ADDN Lot/Block 0026 / 0129 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-129-026-0-001-00 01/06/23</p>																																																																																																																				
Legal Description Lat/Long: 36.83583679 -99.62716946 MILLERS ADD. BLOCK 129 LOTS 26 BOOK 776 PAGES 611, 613, 615 TOD CASEY W. SNELL																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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 25 x 135</p> <p>Lot Count</p> <p>Units Buildable 2700</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 3,375.00 x .80 = 2,700</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,700</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 750</p> <p>Total Base Value 139,823</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 139,823</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 30,761</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 30,761</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 30,761</p> <p>Land Value 2,700</p> <p>Cost Approach Value 33,461 44.61/SqFt</p>	<p>Image ID 24087</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description APARTMENT</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 2,700</p> <p>Total Appraised Value 33,461 44.61/SqFt</p>	



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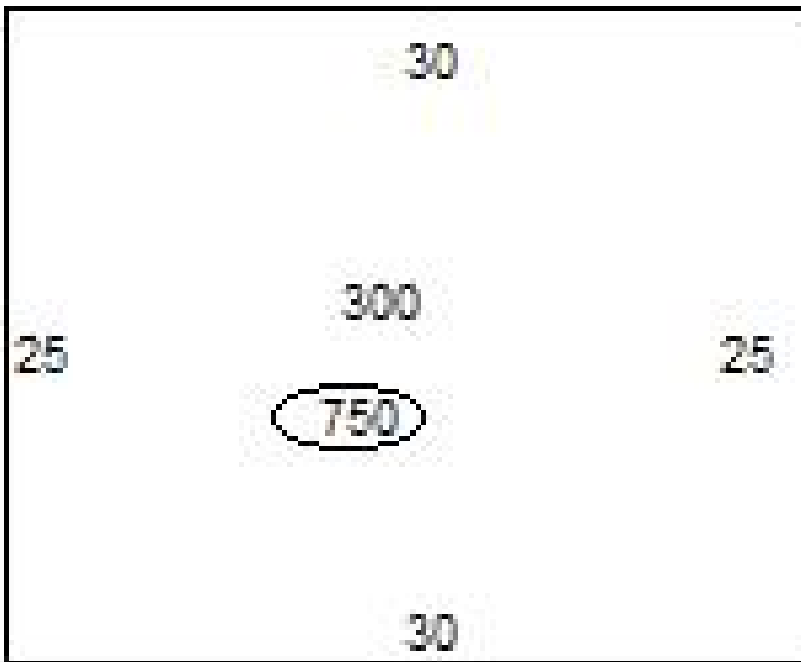
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Sketch Image

300005163



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	300		20 300		750	1.000	750
Total Building Area						750		750



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Account 300005163
Parcel ID 1070-00-129-026-0-001-00
Cadastral ID 1070-129-026-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name SNELL, BETH ANN &

Building Data

Building ID 448
Building Sequence 1
Occupancy 1 595 Hotel, Limited Service 100%
Occupancy 2
Occupancy 3
Total Floor Area 750
Average Perimeter 110
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1945
Effective Age 77
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
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 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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 102.34
Wall Cost 71.71
HVAC Cost 12.38
Basement Cost 0.00
Total Base Cost 186.43
Total Area 750
Base RCN 139,823
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 139,823
Physical Depreciation 78%
Functional Depreciation
Total Depreciation 78% (109,062)
Total RCNLD 30,761
Lump Sums
Total Building Value 30,761 \$ 41.01 Per SqFt