



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:02:53  
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Assessment Data				Primary Image							
Account	300005164			<p>1070-00-130-001-0-001-00 01/06/23</p>							
Parcel ID	1070-00-130-001-0-001-00										
Cadastral ID	1070-130-001-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	E	VI Area 1									
Tax Area	201 - 4T-BUFFALO-C										
Name ID	14578										
TOWN OF BUFFALO											
P O BOX 429 BUFFALO OK 73834-0000											
Parcel Location											
Situs	00102 E TURNER ST										
Subdivision	MILLER'S ADDN										
Lot/Block	0001 / 0130	Parcel Size 1 - Lots									
Sec/Twn/Rng	/ / /										
Neighborhood	100100 - BUFFALO ORIG/MILLERS										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description Lat/Long: 36.83610200 -99.62495993				BUILDING 1/9/2023							
MILLERS ADD. BLOCK 130 LOT 1				Building Permits							
				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					514/77	DUBLE, DYNONA E., EXEC.	04/29/1996	7,500	MU		
					/	TOWN OF BUFFALO					
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax		
Remove Cap		Land Value	2,800	0	12%	0	Assessed	0	0.00		
Year Frozen		Improvements	202,317	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	205,117	0		0	Total Taxable	0	0.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300005164	TOWN OF BUFFALO			201	205,117	0		.00		
2024	2024-300005164	TOWN OF BUFFALO			201	190,625	0		.00		
2023	2023-300005164	TOWN OF BUFFALO			201	167,718	0		.00		
2022	2022-300005164	TOWN OF BUFFALO			201	167,718	0		.00		
2021	2021-300005164	TOWN OF BUFFALO			201	167,718	0		.00		
2020	2020-300005164	TOWN OF BUFFALO			201	167,718	0		.00		
2019	2019-0005164	TOWN OF BUFFALO			201	182,481			.00		
2018	2018-0005164	TOWN OF BUFFALO			201	187,160			.00		
2017	2017-0005164	TOWN OF BUFFALO			201	194,924			.00		
2016	2016-0005164	TOWN OF BUFFALO			201	199,737			.00		
2015	2015-0005164	TOWN OF BUFFALO			201	190,316			.00		
2014	2014-0005164	TOWN OF BUFFALO			201	188,461			.00		
2013	2013-0005164	TOWN OF BUFFALO			201	190,174			.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable	0		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	7 BUFFALOMILLERS COM		
Value Method	Square-Foot		
Base Lot Value	3,500.00 x .80 = 2,800	<p>1070-00-130-001-0-001-00 01/06/23</p>	
Factor Value	0	<h3>Image Information</h3> <p>Image ID 24090            Image Date 1/9/2023            Name 001.JPG            Description BUILDING</p>	
Adjustments			
Lot Value	2,800		
Cost Approach			
Manual Date	07/2025		
Total Building Area	2,805		
Total Base Value	448,828		
Modifier Value			
Misc Improvements			
Replacement Cost New	448,828		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	206,461		
Economic Depreciation			
RCNLD (All Sources)	206,461		
Depreciated Improvements			
Outbuilding Value	326		
Total Improvement Value	206,787		
Land Value	2,800		
Cost Approach Value	209,587 74.72/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	326
Miscellaneous Income		Land Value	2,800
Effective Gross Income (EGI)		Total Appraised Value	209,587 74.72/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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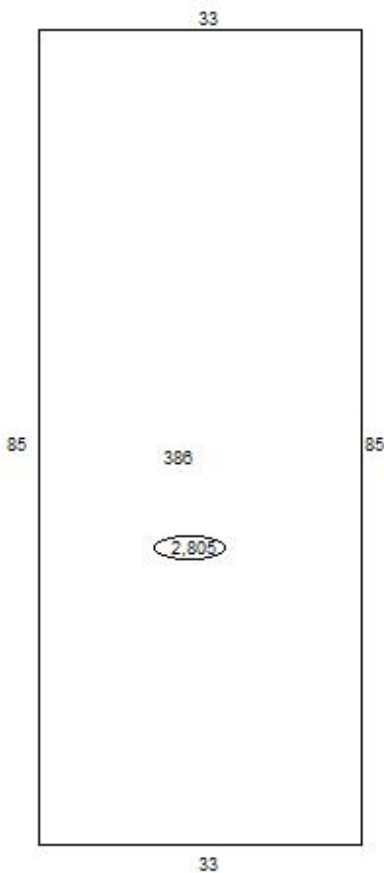
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Sketch Image

300005164



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		20	386	2,805	1.000	2,805
<b>Total Building Area</b>						2,805		2,805



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Account 300005164  
Parcel ID 1070-00-130-001-0-001-00  
Cadastral ID 1070-130-001-00-0-001-00

Tax Area Code 201  
Property Class E  
Owners Name TOWN OF BUFFALO

### Building Data

Building ID 68  
Building Sequence 1  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,805  
Average Perimeter 236  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1940  
Effective Age 55  
Construction Class 9 - Steel Reinforced Concrete Frame  
Quality 5 - Very Good  
Condition 4.8 - Good  
Exterior Wall 83 - Stud Block Veneer  
Heating/Cooling 15 - No HVAC  
Roof Type Bow  
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 001.JPG  
Image Date 1/9/2023  
Image Name 001.JPG  
Description BUILDING

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 111.77  
Wall Cost 48.24  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 160.01  
Total Area 2,805  
Base RCN 448,828  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 448,828  
Physical Depreciation 54%  
Functional Depreciation  
Total Depreciation 54% (242,367)  
Total RCNLD 206,461  
Lump Sums  
Total Building Value 206,461 \$ 73.60 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SLAB	12x10x0			120
	Qual 3	Cond 3	Year 2010	Eff Age 16		
			0			
			0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.78 x 120)		814	651	163
PACN	Paving - Concrete / SLAB		12x10x0			120
Qual 3		Cond 3	Year 2010	Eff Age 16		
			0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.78 x 120)		814	651	163
<b>Total Site Improvement Value</b>						<b>326</b>