



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:03:09  
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Assessment Data	Primary Image
<b>Account</b> 300005184 <b>Parcel ID</b> 1070-00-132-014-0-001-00 <b>Cadastral ID</b> 1070-132-014-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> E VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14590 NORTHWESTERN ELECTRIC COOP	No Image On File

BUFFALO OK 73834-0000

### Parcel Location

**Situs** SE FOURTH ST  
**Subdivision** MILLER'S ADDN  
**Lot/Block** 0014 / 0132 **Parcel Size** 1 - Lots  
**Sec/Twn/Rng** / / /  
**Neighborhood** 100100 - BUFFALO ORIG/MILLERS  
**School District** 4-BUFFAL - 4-BUFFALO

Legal Description	Lat/Long: 36.83565244 -99.63225610	Building Permits
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MILLERS ADD. BLOCK 132 LOTS: N. 6 FT OF LOT 14

Number	Description	Opened	Closed	Amount

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code

### Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value 564	0	12%	0	Assessed	0	0.00
Year Frozen		Improvements 0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 564	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	2025-300005184	NORTHWESTERN ELECTRIC COOP	201	564	0		.00
2024	2024-300005184	NORTHWESTERN ELECTRIC COOP	201	564	0		.00
2023	2023-300005184	NORTHWESTERN ELECTRIC COOP	201		0		.00
2022	2022-300005184	NORTHWESTERN ELECTRIC COOP	201		0		.00
2021	2021-300005184	NORTHWESTERN ELECTRIC COOP	201		0		.00
2020	2020-300005184	NORTHWESTERN ELECTRIC COOP	201		0		.00
2019	2019-0005184	NORTHWESTERN ELECTRIC COOP	201				.00
2018	2018-0005184	NORTHWESTERN ELECTRIC COOP	201				.00
2017	2017-0005184	NORTHWESTERN ELECTRIC COOP	201				.00
2016	2016-0005184	NORTHWESTERN ELECTRIC COOP	201				.00
2015	2015-0005184	NORTHWESTERN ELECTRIC COOP	201				.00
2014	2014-0005184	NORTHWESTERN ELECTRIC COOP	201				.00
2013	2013-0005184	NORTHWESTERN ELECTRIC COOP	201				.00



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</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 705.00 x .80 = 564</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 564</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 564</p> <p>Cost Approach Value 564</p>	<p><b>Image Information</b></p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 564</p> <p>Total Appraised Value 564</p>	