



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data	Primary Image																				
Account 300005185 Parcel ID 1070-00-133-001-0-001-00 Cadastral ID 1070-133-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14262 FARMERS CO-OP ASSN (ALVA) P O BOX 603 ALVA OK 73717-0000 Parcel Location Situs 00402 E TURNER ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0133 Parcel Size 25 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO	 <p>1070-00-133-001-0-001-00 01/18/23</p> <p>STORAGE WAREHOUSE 1/18/2023</p>																				
Legal Description Lat/Long: 36.83624531 -99.63249349 MILLERS ADD. BLOCK 133 ALL BLOCK, INCLUDES AB RR AND VACATED STREET	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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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						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
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 64,676	64,676	12%	7,761	Assessed	19,523	1,537.24	
Year Frozen		Improvements 102,148	98,017		11,762	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 166,824	162,693		19,523	Total Taxable	19,523	1,537.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005185	FARMERS CO-OP ASSN (ALVA)	201	166,824	0	18,593	1,464.00	
2024	2024-300005185	FARMERS CO-OP ASSN (ALVA)	201	154,562	0	17,708	1,442.00	
2023	2023-300005185	FARMERS CO-OP ASSN (ALVA)	201	140,541	0	16,865	1,395.00	
2022	2022-300005185	FARMERS CO-OP ASSN (ALVA)	201	140,541	0	16,865	1,387.00	
2021	2021-300005185	FARMERS CO-OP ASSN (ALVA)	201	140,541	0	16,865	1,392.00	
2020	2020-300005185	FARMERS CO-OP ASSN (ALVA)	201	140,541	0	16,865	1,388.00	
2019	2019-0005185	FARMERS CO-OP ASSN (ALVA)	201	148,019		17,763	1,472.00	
2018	2018-0005185	FARMERS COOPERATIVE ASS. (ALVA)	201	151,185		18,142	1,504.00	
2017	2017-0005185	FARMERS COOPERATIVE ASS. (ALVA)	201	152,074		18,249	1,517.00	
2016	2016-0005185	FARMERS COOPERATIVE ASS. (ALVA)	201	156,609		18,793	1,599.00	
2015	2015-0005185	FARMERS COOPERATIVE ASS. (ALVA)	201	157,969		18,322	1,454.00	
2014	2014-0005185	FARMERS COOPERATIVE ASS. (ALVA)	201	175,845		17,449	1,398.00	
2013	2013-0005185	FARMERS COOPERATIVE ASS. (ALVA)	201	247,147		16,618	1,324.00	



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable	64676		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	7 BUFFALOMILLERS COM		
Value Method	Square-Foot		
Base Lot Value	80,845.00 x .80 = 64,676		
Factor Value	0		
Adjustments			
Lot Value	64,676		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	24149
Total Building Area	6,972	Image Date	1/18/2023
Total Base Value	381,359	Name	001.JPG
Modifier Value		Description	STORAGE WAREHOUSE
Misc Improvements			
Replacement Cost New	381,359		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	76,272		
Economic Depreciation			
RCNLD (All Sources)	76,272		
Depreciated Improvements			
Outbuilding Value	23,052		
Total Improvement Value	99,324		
Land Value	64,676		
Cost Approach Value	164,000 23.52/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	23,052
Miscellaneous Income		Land Value	64,676
Effective Gross Income (EGI)		Total Appraised Value	164,000 23.52/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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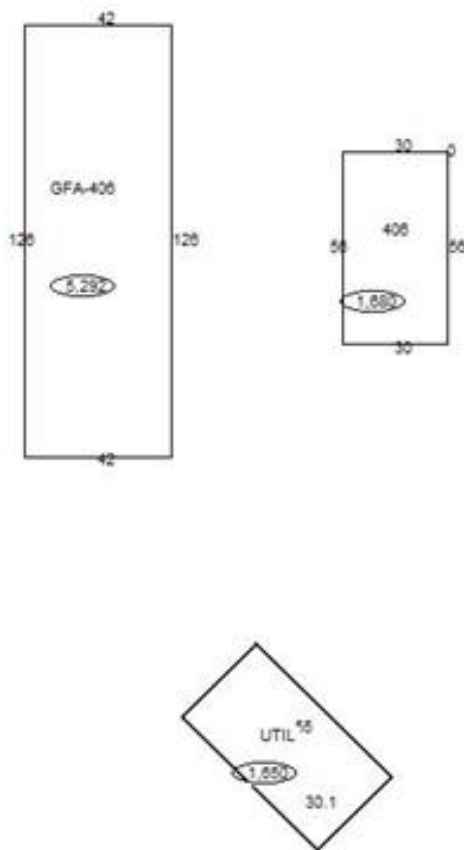
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		50	GFA-406	5,292	1.000	5,292
2	C	406		50	406	1,680	1.000	1,680
3	O	UTIL		50	UTIL	1,650	1.000	1,650
Total Building Area						6,972		6,972



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Account 300005185
Parcel ID 1070-00-133-001-0-001-00
Cadastral ID 1070-133-001-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name FARMERS CO-OP ASSN (ALVA)

Building Data

Building ID 446
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,680
Average Perimeter 172
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1980
Effective Age 55
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling
Roof Type Gable
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 38.56
Wall Cost 35.16
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 73.72
Total Area 1,680
Base RCN 123,850
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 123,850
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (99,080)
Total RCNLD 24,770
Lump Sums
Total Building Value 24,770 \$ 14.74 Per SqFt



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Parcel ID 1070-00-133-001-0-001-00
Cadastral ID 1070-133-001-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name FARMERS CO-OP ASSN (ALVA)

Building Data

Building ID 70
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,292
Average Perimeter 336
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1980
Effective Age 64
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Gable
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 31.88
Wall Cost 16.78
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 48.66
Total Area 5,292
Base RCN 257,509
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 257,509
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (206,007)
Total RCNLD 51,502
Lump Sums
Total Building Value 51,502 \$ 9.73 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LDCO	Loading Dock - Open/ RED & WHITE BUILDIN	40x20x0	Concrete		800
	Qual 3	Cond 3	Year 1985	Eff Age 41		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (15.69 x 800)		12,552	7,657	4,895
	UTIL	Utility Building	55x30x12	Concrete	Galvanized Metal	1,650
	Qual 4	Cond 4	Year 1985	Eff Age 33		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (26.84 x 1,650)		44,286	26,129	18,157
Total Site Improvement Value						23,052