




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data	Primary Image																				
<b>Account</b> 300005186 <b>Parcel ID</b> 1070-00-134-001-0-001-00 <b>Cadastral ID</b> 1070-134-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14262 FARMERS CO-OP ASSN (ALVA)  P O BOX 603 ALVA OK 73717-0000  <b>Parcel Location</b> <b>Situs</b> 00203 E TURNER ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0134 <b>Parcel Size</b> 23 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO	 <p>1070-00-134-001-0-001-00_001.JPG 1/18/2023</p>																				
<b>Legal Description</b> Lat/Long: 36.83596574 -99.63080299 MILLERS ADD. BLOCK 134 LOTS 1 THRU 19;PT OF 20- 22-24;ALL LOTS 21-23-25 INCLUDES AB RR, VACATED STREETS	<b>Building Permits</b> <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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<b>Exemptions</b> <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						<b>Sale History</b> <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					
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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 67,034	67,034	12%	8,044	Assessed	12,275	966.53	
Year Frozen		Improvements 35,258	35,258		4,231	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 102,292	102,292		12,275	Total Taxable	12,275	967.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005186	FARMERS CO-OP ASSN (ALVA)	201	102,292	0	11,923	939.00	
2024	2024-300005186	FARMERS CO-OP ASSN (ALVA)	201	102,240	0	11,356	925.00	
2023	2023-300005186	FARMERS CO-OP ASSN (ALVA)	201	90,125	0	10,815	895.00	
2022	2022-300005186	FARMERS CO-OP ASSN (ALVA)	201	90,125	0	10,561	869.00	
2021	2021-300005186	FARMERS CO-OP ASSN (ALVA)	201	90,125	0	10,059	830.00	
2020	2020-300005186	FARMERS CO-OP ASSN (ALVA)	201	90,125	0	9,580	788.00	
2019	2019-0005186	FARMERS CO-OP ASSN (ALVA)	201	91,836		9,123	756.00	
2018	2018-0005186	FARMERS COOPERATIVE ASS. (ALVA)	201	92,914		8,689	720.00	
2017	2017-0005186	FARMERS COOPERATIVE ASS. (ALVA)	201	92,781		8,275	688.00	
2016	2016-0005186	FARMERS COOPERATIVE ASS. (ALVA)	201	94,840		7,882	671.00	
2015	2015-0005186	FARMERS COOPERATIVE ASS. (ALVA)	201	94,276		7,506	596.00	
2014	2014-0005186	FARMERS COOPERATIVE ASS. (ALVA)	201	96,222		7,148	573.00	
2013	2013-0005186	FARMERS COOPERATIVE ASS. (ALVA)	201	69,928		6,808	542.00	



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 67034</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 83,793.00 x .80 = 67,034</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 67,034</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 3,264</p> <p>Total Base Value 170,936</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 170,936</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 34,187</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 34,187</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 34,187</p> <p>Land Value 67,034</p> <p>Cost Approach Value 101,221 31.01/SqFt</p>	<p>Image ID 24152</p> <p>Image Date 1/18/2023</p> <p>Name 001.JPG</p> <p>Description 1070-00-134-001-0-001-00_001.JPG</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 67,034</p> <p>Total Appraised Value 101,221 31.01/SqFt</p>	



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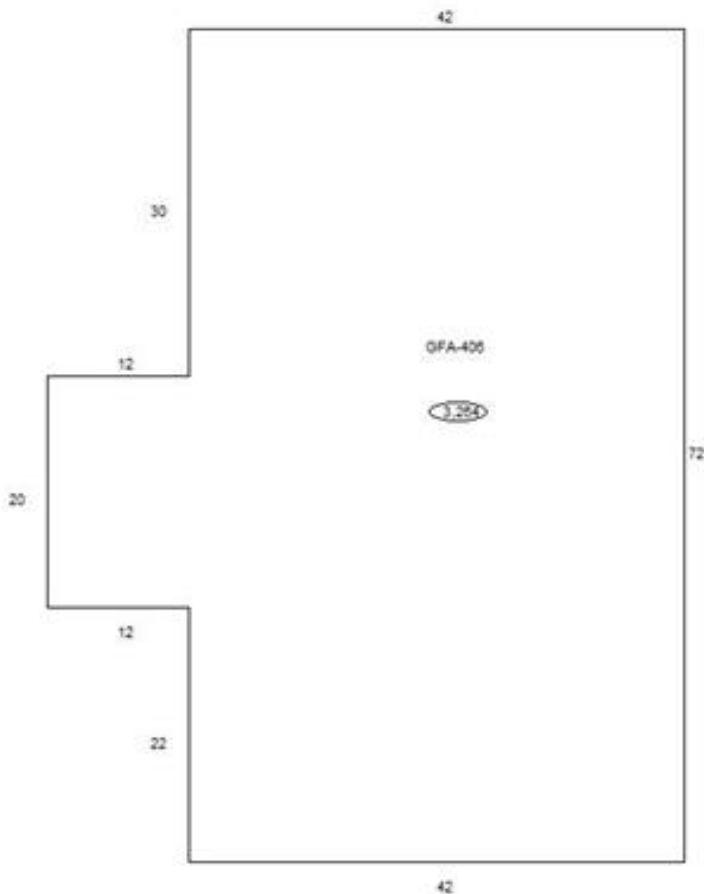
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Sketch Image

300005186



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	GFA-406	3,264	1.000	3,264
<b>Total Building Area</b>						<b>3,264</b>		<b>3,264</b>



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Account 300005186  
Parcel ID 1070-00-134-001-0-001-00  
Cadastral ID 1070-134-001-00-0-001-00

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

### Building Data

Building ID 71  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,264  
Average Perimeter 252  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1975  
Effective Age 71  
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 31.96  
Wall Cost 20.41  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 52.37  
Total Area 3,264  
Base RCN 170,936  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 170,936  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (136,749)  
Total RCNLD 34,187  
Lump Sums  
Total Building Value 34,187 \$ 10.47 Per SqFt