




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:03:29
 Page 1

Assessment Data					Primary Image									
Account	300005206				 <p>1070-00-144-001-0-001-00 02/22/24</p>									
Parcel ID	1070-00-144-001-0-001-00													
Cadastral ID	1070-144-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
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	00606 E TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0144	Parcel Size 14 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83068394 -99.60719599														
MILLER'S ADD. BLOCK 144 LOTS ALL 1 THRU 9; LOT 11; PT OF 10-12 13-14-15-17-18-19; INC. AB RR & VACATED STREETS;														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
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 colspan="5"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
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>541/417</td> <td>COLLINGWOOD GRAIN, INC.</td> <td>01/09/1998</td> <td>7,000</td> <td>U</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	541/417	COLLINGWOOD GRAIN, INC.	01/09/1998	7,000	U
Bk/Pg	Grantor	Date	Price	Code										
541/417	COLLINGWOOD GRAIN, INC.	01/09/1998	7,000	U										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	33,923	33,923	12%	4,071	Assessed	17,867 1,406.85						
Year Frozen		Improvements	114,967	114,967		13,796	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	148,890	148,890		17,867	Total Taxable	17,867 1,407.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005206	FARMERS CO-OP ASSN (ALVA)	201	148,890	0	17,867	1,407.00							
2024	2024-300005206	FARMERS CO-OP ASSN (ALVA)	201	152,209	0	18,265	1,487.00							
2023	2023-300005206	FARMERS CO-OP ASSN (ALVA)	201	159,162	0	18,241	1,509.00							
2022	2022-300005206	FARMERS CO-OP ASSN (ALVA)	201	144,767	0	17,372	1,429.00							
2021	2021-300005206	FARMERS CO-OP ASSN (ALVA)	201	145,546	0	17,466	1,442.00							
2020	2020-300005206	FARMERS CO-OP ASSN (ALVA)	201	145,424	0	17,451	1,436.00							
2019	2019-0005206	FARMERS CO-OP ASSN (ALVA)	201	145,424		17,451	1,446.00							
2018	2018-0005206	FARMERS COOPERATIVE ASS. (ALVA)	201	145,424		17,451	1,447.00							
2017	2017-0005206	FARMERS COOPERATIVE ASS. (ALVA)	201	145,424		17,451	1,451.00							
2016	2016-0005206	FARMERS COOPERATIVE ASS. (ALVA)	201	145,424		17,451	1,485.00							
2015	2015-0005206	FARMERS COOPERATIVE ASS. (ALVA)	201	145,424		17,451	1,385.00							
2014	2014-0005206	FARMERS COOPERATIVE ASS. (ALVA)	201	145,424		17,276	1,384.00							
2013	2013-0005206	FARMERS COOPERATIVE ASS. (ALVA)	201	162,386		16,454	1,311.00							



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Date 02/06/2026
Time 07:03:29
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 33923</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 42,404.00 x .80 = 33,923</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 33,923</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 109,975</p> <p>Total Improvement Value 109,975</p> <p>Land Value 33,923</p> <p>Cost Approach Value 143,898</p>	<p>Image ID 28453</p> <p>Image Date 2/23/2024</p> <p>Name 002.JPG</p> <p>Description GRAIN ELEVATOR</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 109,975</p> <p>Land Value 33,923</p> <p>Total Appraised Value 143,898</p>	



Harper

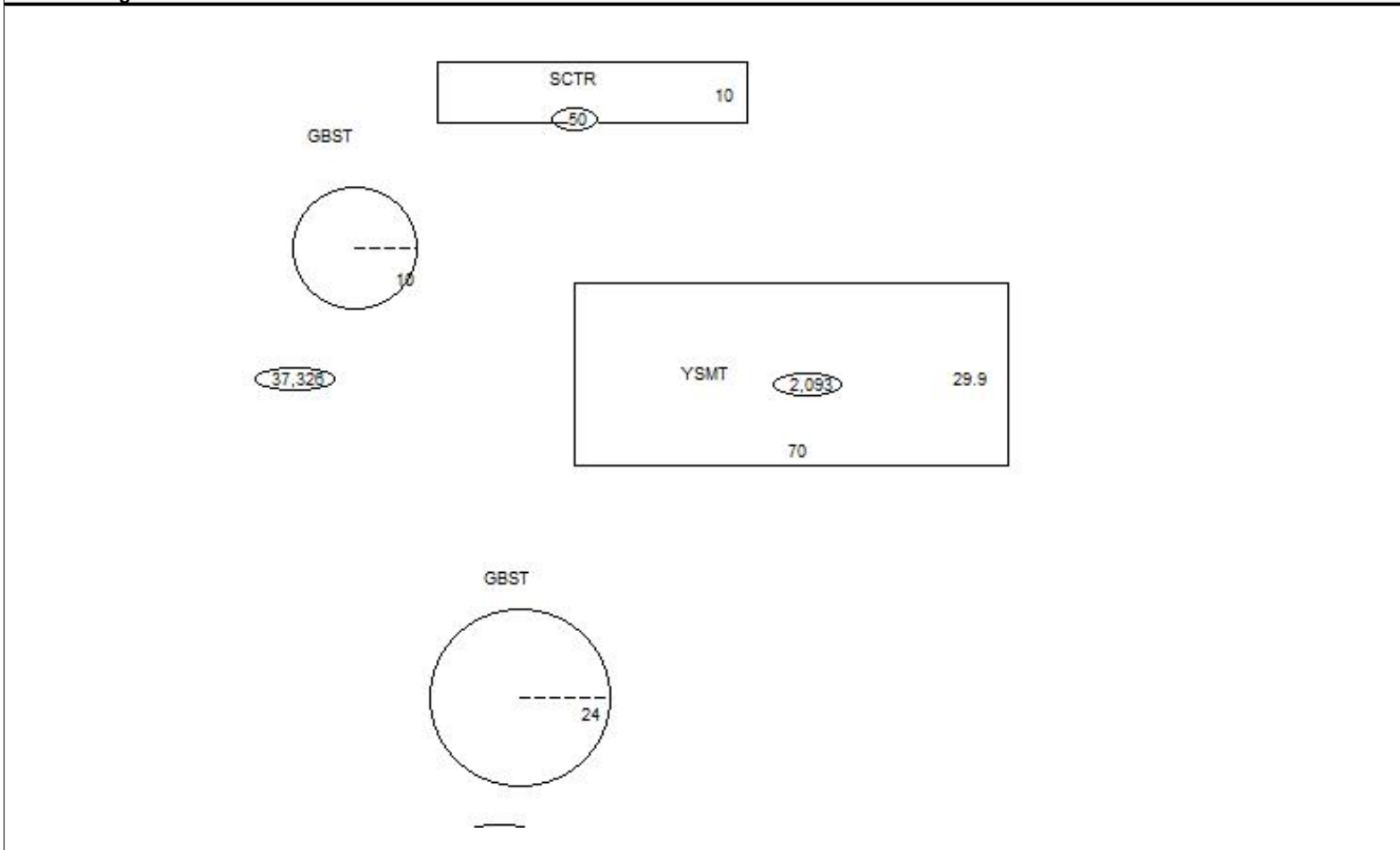
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Date 02/06/2026
 Time 07:03:29
 Page 3

Sketch Image

300005206



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	EQSH		30	YSMT	2,093	1.000	2,093
2	O	SCTR		30	SCTR	50	1.000	50
3	O	GBST		30	GBST	37,326	1.000	37,326
4	O	GBST		50	GBST	61,406	1.089	66,874

Total Building Area



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Date 02/06/2026

Time 07:03:29

Page 4

300005206

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage	46x46x46			66,874
	Qual	5	Cond 5	Year 2003	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (1.20 x 66,874)				80,249	39,322	40,927
	GBST	Grain Bin - Storage	148x148x148			37,326
	Qual	4	Cond 4	Year 2000	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (1.19 x 37,326)				44,418	27,095	17,323
	GLVC	Grain Elevator - Concrete	0x0x0		Formed Metal	7,500
	Qual	5	Cond 5	Year 1975	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (6.13 x 7,500)				45,975	27,585	18,390
	EQSH	Equipment Shed	70x30x12	Concrete	Formed Metal	2,093
	Qual	5	Cond 5	Year 1975	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (23.66 x 2,093)				49,520	28,722	20,798
	SCTR	Scales - Livestock	50x10x0	Concrete		50
	Qual	3.5	Cond 3.5	Year 1975	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (808.84 x 50)				40,442	27,905	12,537
Total Site Improvement Value						109,975