



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																											
Account 300005207 Parcel ID 1070-00-144-016-0-001-00 Cadastral ID 1070-144-016-00-0-001-00 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 00604 E TURNER ST Subdivision MILLER'S ADDN Lot/Block 0016 / 0144 Parcel Size 11 - Lots Sec/Twn/Rng / / / Neighborhood - School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-144-016-0-001-00 02/22/24</p> <p>LOT BY GRAIN BINS 2/23/2024</p>																																																											
Legal Description Lat/Long: 36.83589021 -99.63105336 MILLER'S ADD. BLOCK 144 LOTS ALL 16-20-21-22-23- 24-25; PT OF 10 12-13-14- 15-17-18-19; INCLUDES AB RR & VACATED STREETS;																																																																
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300005207	FARMERS CO-OP ASSN (ALVA)	201	35,251	0	697	55.00																																																									
2024	2024-300005207	FARMERS CO-OP ASSN (ALVA)	201	35,251	0	664	54.00																																																									
2023	2023-300005207	FARMERS CO-OP ASSN (ALVA)	201	35,251	0	632	52.00																																																									
2022	2022-300005207	FARMERS CO-OP ASSN (ALVA)	201	35,251	0	602	50.00																																																									
2021	2021-300005207	FARMERS CO-OP ASSN (ALVA)	201	35,251	0	574	47.00																																																									
2020	2020-300005207	FARMERS CO-OP ASSN (ALVA)	201	35,251	0	546	45.00																																																									
2019	2019-0005207	FARMERS CO-OP ASSN (ALVA)	201	35,251		520	43.00																																																									
2018	2018-0005207	FARMERS COOPERATIVE ASS. (ALVA)	201	35,251		496	41.00																																																									
2017	2017-0005207	FARMERS COOPERATIVE ASS. (ALVA)	201	35,251		472	39.00																																																									
2016	2016-0005207	FARMERS COOPERATIVE ASS. (ALVA)	201	35,251		450	38.00																																																									
2015	2015-0005207	FARMERS COOPERATIVE ASS. (ALVA)	201	35,251		428	34.00																																																									
2014	2014-0005207	FARMERS COOPERATIVE ASS. (ALVA)	201	35,251		408	33.00																																																									
2013	2013-0005207	FARMERS COOPERATIVE ASS. (ALVA)	201	52,877		389	31.00																																																									



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 35251</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 44,064.00 x .80 = 35,251</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 35,251</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 35,251</p> <p>Cost Approach Value 35,251</p>	<p>Image Information</p> <p>Image ID 28457</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description LOT BY GRAIN BINS</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</p> <p>Land Value 35,251</p> <p>Total Appraised Value 35,251</p>	