



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:03:34
 Page 1

Assessment Data					Primary Image														
Account 300005212 Parcel ID 1070-00-145-015-0-001-00 Cadastral ID 1070-145-015-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14522 FOUR-S, INC. P O BOX 517 BUFFALO OK 73834-0000 Parcel Location Situs 00509 NE FIFTH ST Subdivision MILLER'S ADDN Lot/Block 0015 / 0145 Parcel Size 9 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-145-015-0-001-00 02/22/24</p>														
Legal Description Lat/Long: 36.83567195 -99.63105511					Building Permits														
MILLER'S ADD BLOCK 145 LOTS 15 THRU 23					<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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					581/794	LOVE, GAYLON, ETUX	03/10/2003	160,000	MU										
					581/579	COTTER, DONALD, ETUX	05/01/1994	151,000	MU										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	19,500	19,500	12%	2,340	Assessed	3,574	281.42										
Year Frozen		Improvements	12,438	10,287		1,234	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	31,938	29,787		3,574	Total Taxable	3,574	281.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300005212	FOUR-S, INC.	201	31,938	0	3,404	268.00												
2024	2024-300005212	FOUR-S, INC.	201	21,077	0	2,529	206.00												
2023	2023-300005212	FOUR-S, INC.	201	20,805	0	2,497	207.00												
2022	2022-300005212	FOUR-S, INC.	201	20,353	0	2,442	201.00												
2021	2021-300005212	FOUR-S, INC.	201	20,474	0	2,457	203.00												
2020	2020-300005212	FOUR-S, INC.	201	20,472	0	2,388	197.00												
2019	2019-0005212	FOUR-S, INC.	201	20,472		2,275	189.00												
2018	2018-0005212	FOUR-S, INC.	201	20,472		2,167	180.00												
2017	2017-0005212	FOUR-S, INC.	201	20,472		2,063	172.00												
2016	2016-0005212	FOUR-S, INC.	201	20,472		1,965	167.00												
2015	2015-0005212	FOUR-S, INC.	201	20,472		1,872	149.00												
2014	2014-0005212	FOUR-S, INC.	201	20,472		1,783	143.00												
2013	2013-0005212	FOUR-S, INC.	201	33,103		1,698	135.00												



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:03:34
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 19500</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 24,375.00 x .80 = 19,500</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 19,500</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 12,282</p> <p>Total Improvement Value 12,282</p> <p>Land Value 19,500</p> <p>Cost Approach Value 31,782</p>	<p>Image ID 28468</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description UTILITY SHED</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 12,282</p> <p>Land Value 19,500</p> <p>Total Appraised Value 31,782</p>	



Harper

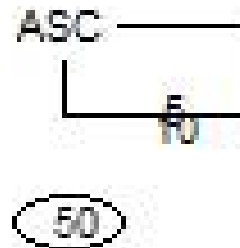
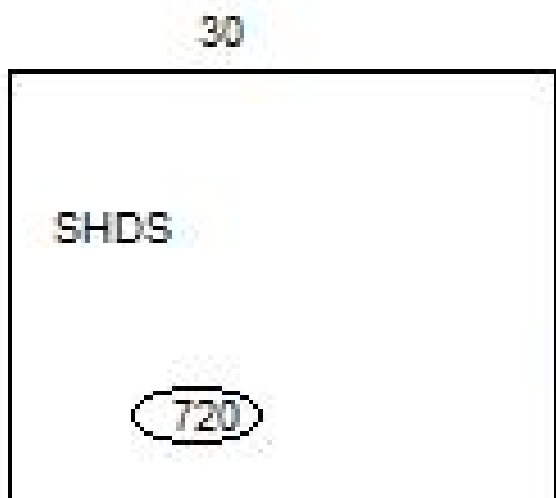
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:03:34
Page 3

Sketch Image

300005212



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	SHDS		25	SHDS	720	1.000	720
2	O	ASC		25	ASC	50	1.000	50

Total Building Area



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 07:03:34

Page 4

300005212

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STSL	ROUND TANK - TAN-ABOVE GROUND	10x0x8			4,721
	Qual	3	Cond 3	Year 1996	Eff Age 30	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (2.16 x 4,721)				10,197	6,832	3,365
	SHDS	Shed - Galv Roof	30x24x10	Concrete	Galvanized Metal	720
	Qual	3	Cond 2	Year 1986	Eff Age 48	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (16.53 x 720)				11,902	9,522	2,380
	ARSA	Air Service - FUEL PUMP	0x0x0			1
	Qual	3	Cond 3	Year 1977	Eff Age 49	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (1,527.65 x 1)				1,528	1,222	306
	ASC	Awing/Fuel Station Platform	10x5x14	Plank	Galvanized Metal	50
	Qual	3	Cond 3	Year 1977	Eff Age 37	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (3.87 x 50)				194	155	39
	STSL	UNDERGR FUEL TANK 2024MovedAcct	20x20x10			23,456
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (1.32 x 23,456)		0		30,962	24,770	6,192
Total Site Improvement Value						12,282