



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:03:35
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Assessment Data					Primary Image																																																	
Account 300005213 Parcel ID 1070-00-145-024-0-001-00 Cadastral ID 1070-145-024-00-0-001-00 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 00511 E TURNER ST Subdivision MILLER'S ADDN Lot/Block 0024 / 0145 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>4-14-2020</p> <p>1070-00-145-024-0-001-00</p> <p>f:\pictures\1070-00-145-024-0-001-00-001-000-001.jpg 4/28/2020</p>																																																	
Legal Description Lat/Long: 36.83555812 -99.63061251																																																						
MILLER'S ADD. BLOCK 145 LOTS 24 PART OF 25					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																																								
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					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value</td> <td>3,813</td> <td>3,813</td> <td>12%</td> <td>458</td> <td>Assessed</td> <td>458 36.06</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>3,813</td> <td>3,813</td> <td> </td> <td>458</td> <td>Total Taxable</td> <td>458 36.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value	3,813	3,813	12%	458	Assessed	458 36.06	Year Frozen		Improvements	0	0		0	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	3,813	3,813		458	Total Taxable	458 36.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005213	FOUR-S, INC.	201	3,813	0	458	36.00																																															
2024	2024-300005213	FOUR-S, INC.	201	31,334	0	2,574	210.00																																															
2023	2023-300005213	FOUR-S, INC.	201	30,582	0	2,451	203.00																																															
2022	2022-300005213	FOUR-S, INC.	201	29,496	0	2,334	192.00																																															
2021	2021-300005213	FOUR-S, INC.	201	29,508	0	2,223	184.00																																															
2020	2020-300005213	FOUR-S, INC.	201	28,531	0	2,117	174.00																																															
2019	2019-0005213	FOUR-S, INC.	201	28,747		2,016	167.00																																															
2018	2018-0005213	FOUR-S, INC.	201	28,747		1,920	159.00																																															
2017	2017-0005213	FOUR-S, INC.	201	28,606		1,829	152.00																																															
2016	2016-0005213	FOUR-S, INC.	201	28,606		1,741	148.00																																															
2015	2015-0005213	FOUR-S, INC.	201	28,441		1,659	132.00																																															
2014	2014-0005213	FOUR-S, INC.	201	28,349		1,581	127.00																																															
2013	2013-0005213	FOUR-S, INC.	201	30,219		1,505	120.00																																															



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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 3813</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 4,766.00 x .80 = 3,813</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,813</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 3,813</p> <p>Cost Approach Value 3,813</p>	<p>Image Information</p> <p>Image ID 3859</p> <p>Image Date 4/28/2020</p> <p>Name 1070-00-145-024-0-001-00-001-000-001.jpg</p> <p>Description f:\pictures\1070-00-145-024-0-001-00-001-000-001.jpg</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 3,813</p> <p>Total Appraised Value 3,813</p>