



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:02
 Page 1

Assessment Data					Primary Image									
Account	300005245													
Parcel ID	1070-00-150-001-0-001-00													
Cadastral ID	1070-150-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14612													
NORTHWEST OK. RURAL DEVELOP														
P.O. BOX 610 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00018 EAST WILLIAMS													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0150	Parcel Size 7 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83461658 -99.62861352														
MILLER'S ADD. BLOCK 150 LOTS 1-2-3-4-5-6 AND 8														
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					
					623/62	CLARK, CARLE, ETUX TRUST	03/23/2007	50,000	U					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	0		Land Value	18,000	0	12%	Assessed	0	0.00					
Year Frozen			Improvements	104,927	0		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	122,927	0		Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005245	NORTHWEST OK. RURAL DEVELOP			201	122,927	0		.00					
2024	2024-300005245	NORTHWEST OK. RURAL DEVELOP			201	117,384	0		.00					
2023	2023-300005245	NORTHWEST OK. RURAL DEVELOP			201	108,756	0		.00					
2022	2022-300005245	NORTHWEST OK. RURAL DEVELOP			201	98,042	0		.00					
2021	2021-300005245	NORTHWEST OK. RURAL DEVELOP			201	98,603	0		.00					
2020	2020-300005245	NORTHWEST OK. RURAL DEVELOP			201	98,603	0		.00					
2019	2019-0005245	NORTHWEST OK. RURAL DEVELOP			201	104,573			.00					
2018	2018-0005245	NORTHWEST OK. RURAL DEVELOP			201	104,573			.00					
2017	2017-0005245	NORTHWEST OK. RURAL DEVELOP			201	98,359			.00					
2016	2016-0005245	NORTHWEST OK. RURAL DEVELOP			201	98,359			.00					
2015	2015-0005245	NORTHWEST OK. RURAL DEVELOP			201	93,992			.00					
2014	2014-0005245	NORTHWEST OK. RURAL DEVELOP			201	91,541			.00					
2013	2013-0005245	NORTHWEST OK. RURAL DEVELOP			201	99,560			.00					



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:04:02
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 18000</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 22,500.00 x .80 = 18,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 18,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 4,320</p> <p>Total Base Value 477,446</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 477,446</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 100,264</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 100,264</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 100,264</p> <p>Land Value 18,000</p> <p>Cost Approach Value 118,264 27.38/SqFt</p>	<p>Image Information</p> <p>Image ID 28523</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description MOVIE THEATER</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 18,000</p> <p>Total Appraised Value 118,264 27.38/SqFt</p>	



Harper

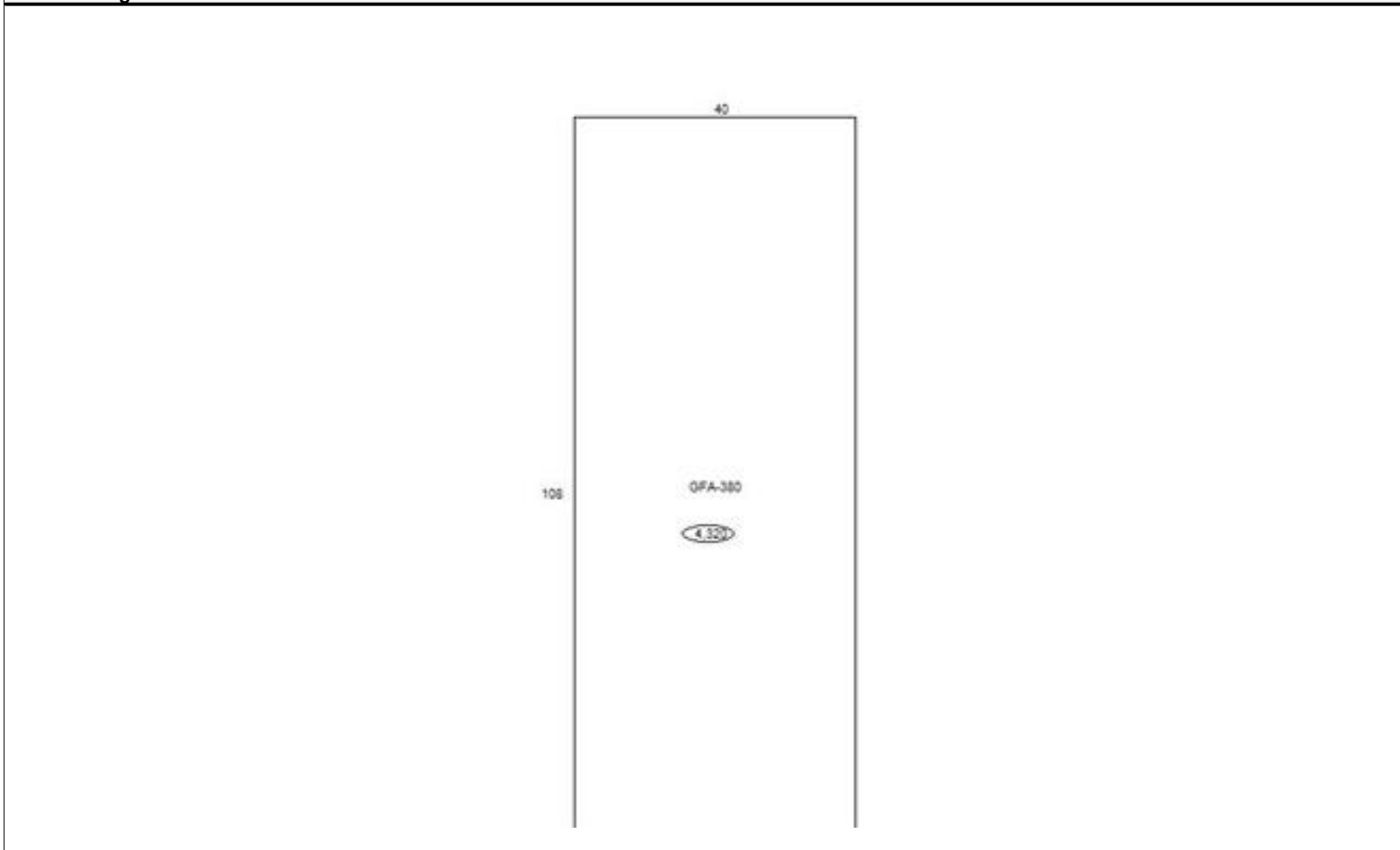
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:04:02
Page 3

Sketch Image

300005245



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	380		20	GFA-380	4,320	1.000	4,320
Total Building Area						4,320		4,320



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:04:02
Page 4

Account 300005245
Parcel ID 1070-00-150-001-0-001-00
Cadastral ID 1070-150-001-00-0-001-00

Tax Area Code 201
Property Class E
Owners Name NORTHWEST OK. RURAL DEVELOP

Building Data

Building ID 76
Building Sequence 1
Occupancy 1 380 Theater - Cinema 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,320
Average Perimeter 296
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1970
Effective Age 53
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
Heating/Cooling 8 - Warmed and Cooled Air
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 2
Zone Description VI AREA 2
Base Cost 71.40
Wall Cost 25.55
HVAC Cost 13.57
Basement Cost 0.00
Total Base Cost 110.52
Total Area 4,320
Base RCN 477,446
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 477,446
Physical Depreciation 79%
Functional Depreciation
Total Depreciation 79% (377,182)
Total RCNLD 100,264
Lump Sums
Total Building Value 100,264 \$ 23.21 Per SqFt