



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:04:08  
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Assessment Data					Primary Image									
Account	300005255													
Parcel ID	1070-00-150-018-0-002-00													
Cadastral ID	1070-150-018-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area		2										
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25414													
COGGINS, JARIE S.														
P O BOX 153 BUFFALO OK 73834-														
Parcel Location														
Situs	00113 N HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0018 / 0150	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.61993227 -99.92998682														
MILLER'S ADD. BLOCK 150 LOT 18 LESS S 20'- S 60' OF 20'- N 15' OF 21 & ALL OF 19 BOOK 778 PAGE 88														
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					
					778/88	NELSON, SCOTT D.	10/11/2023	50,000	11					
					610/150	TOWN OF BUFFALO	01/13/2006	8,000	MU					
					546/585	JOHN WILKERSON	04/06/1999	12,500	U					
					544/729	JOHN WILKERSON	04/06/1999	12,500	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	4,081	4,081	12%	490	Assessed	7,277	572.99					
Year Frozen		Improvements	105,236	56,556		6,787	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	109,317	60,637		7,277	Total Taxable	7,277	573.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005255	COGGINS, JARIE S.	201	109,317	0	6,930	546.00							
2024	2024-300005255	COGGINS, JARIE S.	201	55,000	0	6,600	537.00							
2023	2023-300005255	COGGINS, JARIE S.	201	80,385	0	861	71.00							
2022	2022-300005255	NELSON, SCOTT D.	201	63,116	0	820	67.00							
2021	2021-300005255	NELSON, SCOTT D.	201	50,569	0	781	64.00							
2020	2020-300005255	NELSON, SCOTT D.	201	50,457	0	744	61.00							
2019	2019-0005255	NELSON, SCOTT D.	201	53,964		709	59.00							
2018	2018-0005255	NELSON, SCOTT D.	201	53,964		675	56.00							
2017	2017-0005255	NELSON, SCOTT D.	201	48,493		643	53.00							
2016	2016-0005255	NELSON, SCOTT D.	201	48,493		612	52.00							
2015	2015-0005255	NELSON, SCOTT D.	201	44,309		583	46.00							
2014	2014-0005255	NELSON, SCOTT D.	201	42,980		555	44.00							
2013	2013-0005255	NELSON, SCOTT D.	201	83,337		529	42.00							



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable</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 5,101.00 x .80 = 4,081</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,081</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 9,357</p> <p>Total Base Value 508,440</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 508,440</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 101,688</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 101,688</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 101,688</p> <p>Land Value 4,081</p> <p>Cost Approach Value 105,769 11.30/SqFt</p>	<p>Image ID 28532</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description FLOWER SHOP</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 4,081</p> <p>Total Appraised Value 105,769 11.30/SqFt</p>	





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Account 300005255  
Parcel ID 1070-00-150-018-0-002-00  
Cadastral ID 1070-150-018-00-0-002-00

Tax Area Code 201  
Property Class UC  
Owners Name COGGINS, JARIE S.

### Building Data

Building ID 503  
Building Sequence 1  
Occupancy 1 532 Florist Shop 45%  
Occupancy 2 104 Commodity Warehouse 55%  
Occupancy 3  
Total Floor Area 5,540  
Average Perimeter 543  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1940  
Effective Age 120  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 4 - Block with Stucco  
Heating/Cooling 10 - Complete HVAC  
Roof Type Flat  
Roof Cover Built/Up Tar

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 22.18  
Wall Cost 23.70  
HVAC Cost 12.37  
Basement Cost 0.00  
Total Base Cost 58.25  
Total Area 5,540  
Base RCN 322,705  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 322,705  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (258,164)  
Total RCNLD 64,541  
Lump Sums  
Total Building Value 64,541 \$ 11.65 Per SqFt



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Account 300005255  
Parcel ID 1070-00-150-018-0-002-00  
Cadastral ID 1070-150-018-00-0-002-00

Tax Area Code 201  
Property Class UC  
Owners Name COGGINS, JARIE S.

### Building Data

Building ID 501  
Building Sequence 2  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,817  
Average Perimeter 193  
Number Of Storys 1.50  
Average Wall Ht 8.00  
Year Built 1940  
Effective Age 120  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 4 - Block with Stucco  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
Roof Cover Built/Up Tar

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 33.10  
Wall Cost 15.56  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 48.66  
Total Area 3,817  
Base RCN 185,735  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 185,735  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (148,588)  
Total RCNLD 37,147  
Lump Sums  
Total Building Value 37,147 \$ 9.73 Per SqFt