



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:09
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Assessment Data				Primary Image						
Account	300005256									
Parcel ID	1070-00-150-022-0-001-00									
Cadastral ID	1070-150-022-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	2							
Tax Area	201 - 4T-BUFFALO-C									
Name ID	14619									
TOWN OF BUFFALO										
P O BOX 439 BUFFALO OK 73834-0000										
Parcel Location										
Situs	00109 E TURNER ST									
Subdivision	MILLER'S ADDN									
Lot/Block	0022 / 0150	Parcel Size	2 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG\MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.60117724 -99.67233477				LIBRARY 2/23/2024						
MILLER'S ADD. BLOCK 150 LOT 22 AND 23				Building Permits						
				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					571/153	JOHN E. WILKERSON, TRUST	12/05/2001	0	U	
					544/731	NORTHVIEW PHARMACY INC.	03/19/1999	0	U	
					488/2	VIRGIL PROPHET	04/10/1991	10,500	U	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	3,939	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	76,329	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	80,268	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005256	TOWN OF BUFFALO			201	80,268	0		.00	
2024	2024-300005256	TOWN OF BUFFALO			201	80,700	0		.00	
2023	2023-300005256	TOWN OF BUFFALO			201	76,022	0		.00	
2022	2022-300005256	TOWN OF BUFFALO			201	53,275	0		.00	
2021	2021-300005256	TOWN OF BUFFALO			201	46,122	0		.00	
2020	2020-300005256	TOWN OF BUFFALO			201	46,122	0		.00	
2019	2019-0005256	TOWN OF BUFFALO			201	49,539			.00	
2018	2018-0005256	TOWN OF BUFFALO			201	49,539			.00	
2017	2017-0005256	TOWN OF BUFFALO			201	46,722			.00	
2016	2016-0005256	TOWN OF BUFFALO			201	46,722			.00	
2015	2015-0005256	TOWN OF BUFFALO			201	43,039			.00	
2014	2014-0005256	TOWN OF BUFFALO			201	41,651			.00	
2013	2013-0005256	TOWN OF BUFFALO			201	41,095			.00	



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable	0		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	7 BUFFALOMILLERS COM		
Value Method	Square-Foot		
Base Lot Value	4,924.00 x .80 = 3,939		
Factor Value	0		
Adjustments			
Lot Value	3,939		
Cost Approach			
Manual Date	07/2025	Image ID	28535
Total Building Area	4,250	Image Date	2/23/2024
Total Base Value	383,010	Name	001.JPG
Modifier Value		Description	LIBRARY
Misc Improvements			
Replacement Cost New	383,010		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	74,913		
Economic Depreciation			
RCNLD (All Sources)	74,913		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	74,913		
Land Value	3,939		
Cost Approach Value	78,852 18.55/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	3,939
Effective Gross Income (EGI)		Total Appraised Value	78,852 18.55/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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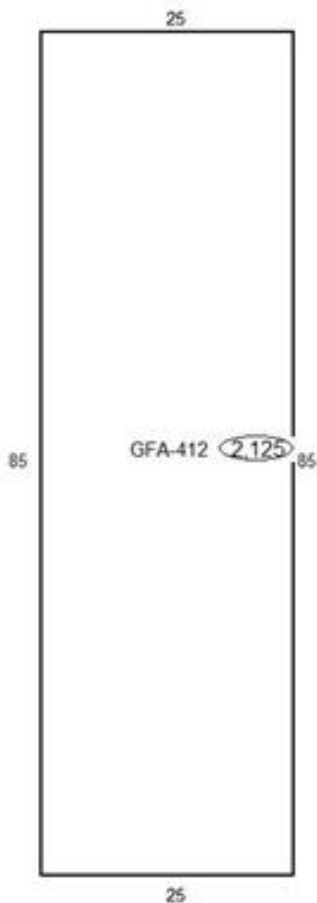
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Sketch Image

300005256



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	412		13	GFA-412	2,125	1.000	2,125
2	C	412		13	GFA-412	2,125	1.000	2,125
Total Building Area						4,250		4,250



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Account 300005256
Parcel ID 1070-00-150-022-0-001-00
Cadastral ID 1070-150-022-00-0-001-00

Tax Area Code 201
Property Class E
Owners Name TOWN OF BUFFALO

Building Data

Building ID 80
Building Sequence 1
Occupancy 1 337 Library, Public 50%
Occupancy 2
Occupancy 3
Total Floor Area 2,125
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1929
Effective Age 97
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Tar & Gravel

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 49.35
Wall Cost 21.91
HVAC Cost 8.23
Basement Cost 0.00
Total Base Cost 79.49
Total Area 2,125
Base RCN 168,916
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 168,916
Physical Depreciation 81%
Functional Depreciation
Total Depreciation 81% (136,822)
Total RCNLD 32,094
Lump Sums
Total Building Value 32,094 \$ 15.10 Per SqFt



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Account 300005256
Parcel ID 1070-00-150-022-0-001-00
Cadastral ID 1070-150-022-00-0-001-00

Tax Area Code 201
Property Class E
Owners Name TOWN OF BUFFALO

Building Data

Building ID 413
Building Sequence 1
Occupancy 1 337 Library, Public 50%
Occupancy 2
Occupancy 3
Total Floor Area 2,125
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1960
Effective Age 79
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 7 - Brick, Solid
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Tar & Gravel

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 44.41
Wall Cost 49.18
HVAC Cost 7.16
Basement Cost 0.00
Total Base Cost 100.75
Total Area 2,125
Base RCN 214,094
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 214,094
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (171,275)
Total RCNLD 42,819
Lump Sums
Total Building Value 42,819 \$ 20.15 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
0	None	Percent	50%		

Total Modifier Value