



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:12
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Assessment Data				Primary Image						
Account	300005260			<p>FRONT 2/11/2025</p>						
Parcel ID	1070-00-151-001-0-001-00									
Cadastral ID	1070-151-001-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	3							
Tax Area	201 - 4T-BUFFALO-C									
Name ID	13319									
TOWN OF BUFFALO										
BUFFALO OK 73834-0000										
Parcel Location										
Situs	00113 W WILLIAMS ST									
Subdivision	MILLER'S ADDN									
Lot/Block	0001 / 0151	Parcel Size	2 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG/MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.83420991 -99.63196822				Building Permits						
MILLER'S ADD. BLOCK 151 LOTS 1-3				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax		
Remove Cap		Land Value	2,025	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	41,990	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	44,015	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	2025-300005260	TOWN OF BUFFALO	201	44,015	0		.00			
2024	2024-300005260	TOWN OF BUFFALO	201	48,665	0		.00			
2023	2023-300005260	TOWN OF BUFFALO	201	45,546	0		.00			
2022	2022-300005260	TOWN OF BUFFALO	201	31,250	0		.00			
2021	2021-300005260	TOWN OF BUFFALO	201		0		.00			
2020	2020-300005260	TOWN OF BUFFALO	201		0		.00			
2019	2019-0005260	TOWN OF BUFFALO	201				.00			
2018	2018-0005260	TOWN OF BUFFALO	201				.00			
2017	2017-0005260	TOWN OF BUFFALO	201				.00			
2016	2016-0005260	TOWN OF BUFFALO	201				.00			
2015	2015-0005260	TOWN OF BUFFALO	201				.00			
2014	2014-0005260	TOWN OF BUFFALO	201				.00			
2013	2013-0005260	TOWN OF BUFFALO	201				.00			

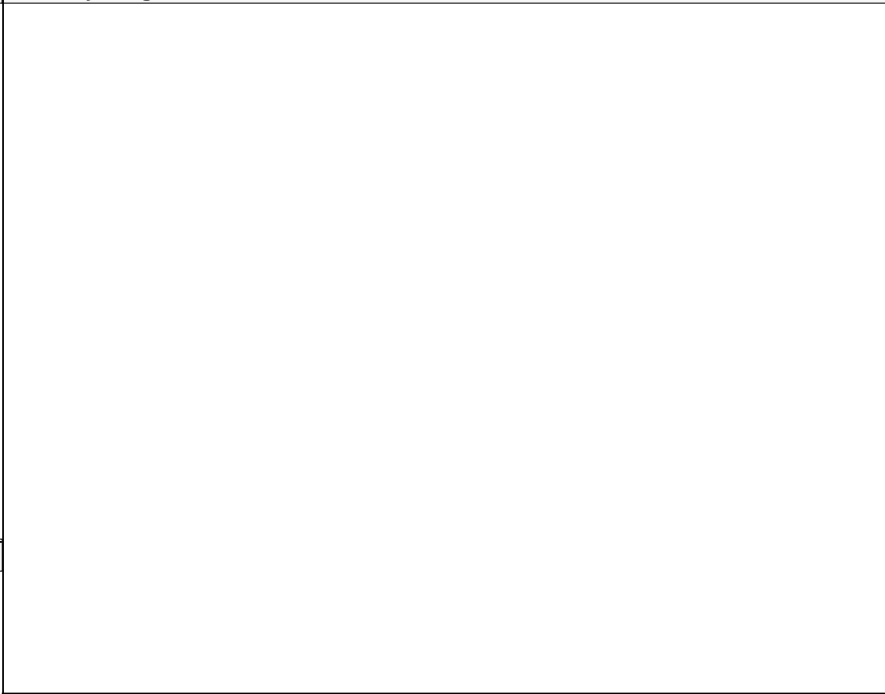


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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 4 BUFFALO ORIGMILLERS</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 6,749.00 x .30 = 2,025</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,025</p>		
<p>Cost Approach</p>		
<p>Manual Date 07/2025</p> <p>Total Building Area 4,050</p> <p>Total Base Value 207,360</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 207,360</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 41,472</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 41,472</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 41,472</p> <p>Land Value 2,025</p> <p>Cost Approach Value 43,497 10.74/SqFt</p>	<p>Image ID 31614</p> <p>Image Date 2/11/2025</p> <p>Name 001.JPG</p> <p>Description FRONT</p>	
<p>Income Approach</p>	<p>Value Reconciliation</p>	
<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 2,025</p> <p>Total Appraised Value 43,497 10.74/SqFt</p>	



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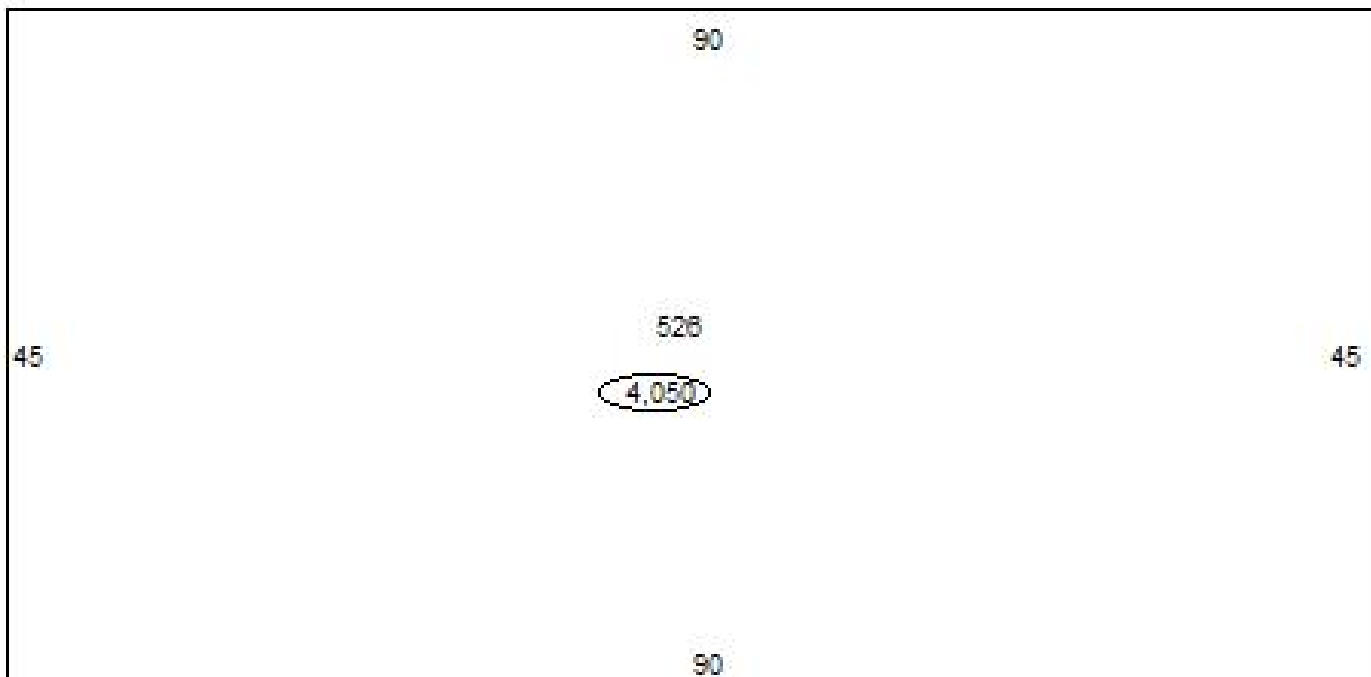
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Sketch Image

300005260



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	526		20	526	4,050	1.000	4,050
Total Building Area						4,050		4,050



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Account 300005260
Parcel ID 1070-00-151-001-0-001-00
Cadastral ID 1070-151-001-00-0-001-00

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

Building Data

Building ID 356
Building Sequence 1
Occupancy 1 526 Service Garage Shed 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,050
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1970
Effective Age 56
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 92 - Stud Stucco
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
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 3
Zone Description VI AREA 3
Base Cost 22.19
Wall Cost 17.36
HVAC Cost 11.65
Basement Cost 0.00
Total Base Cost 51.20
Total Area 4,050
Base RCN 207,360
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 207,360
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (165,888)
Total RCNLD 41,472
Lump Sums
Total Building Value 41,472 \$ 10.24 Per SqFt