



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:13
 Page 1

Assessment Data					Primary Image									
Account	300005261													
Parcel ID	1070-00-151-002-0-001-00													
Cadastral ID	1070-151-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 3												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	24816													
NARD, LLC														
1154 N. 190 RD BUFFALO OK 73834														
Parcel Location														
Situs	00122 N HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0151	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83564642 -99.63266812														
MILLER'S ADD. BLOCK 151 LOTS 2-4 LESS 7" ON S. SIDE OF 4														
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					
					763/676	NARD INC., A CORP.	09/02/2021		0 04					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2022		Land Value	5,154	5,154	12%	Assessed	6,110	481.10					
Year Frozen			Improvements	65,000	45,765		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	70,154	50,919		Total Taxable	6,110	481.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005261	NARD, LLC	201	70,154	0	5,819	458.00							
2024	2024-300005261	NARD, LLC	201	74,332	0	5,542	451.00							
2023	2023-300005261	NARD, LLC	201	43,987	0	5,278	437.00							
2022	2022-300005261	NARD, LLC	201	48,743	0	5,849	481.00							
2021	2021-300005261	NARD, LLC	201	37,784	0	4,534	374.00							
2020	2020-300005261	NARD INC., A CORP.	201	37,784	0	4,534	373.00							
2019	2019-0005261	NARD INC., A CORP.	201	40,201		4,824	400.00							
2018	2018-0005261	NARD INC., A CORP.	201	40,201		4,824	400.00							
2017	2017-0005261	NARD INC., A CORP.	201	38,811		4,657	387.00							
2016	2016-0005261	NARD INC., A CORP.	201	38,811		4,655	396.00							
2015	2015-0005261	NARD INC., A CORP.	201	36,951		4,434	352.00							
2014	2014-0005261	NARD INC., A CORP.	201	56,440		4,684	375.00							
2013	2013-0005261	NARD INC., A CORP.	201	87,167		4,461	355.00							



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Time 07:04:13
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 5154</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 6,442.00 x .80 = 5,154</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,154</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 6,081</p> <p>Total Base Value 198,301</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 198,301</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 59,490</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 59,490</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 59,490</p> <p>Land Value 5,154</p> <p>Cost Approach Value 64,644 10.63/SqFt</p>	<p>Image ID 10792</p> <p>Image Date 4/12/2021</p> <p>Name 5261_1.JPG</p> <p>Description</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 5,154</p> <p>Total Appraised Value 64,644 10.63/SqFt</p>	



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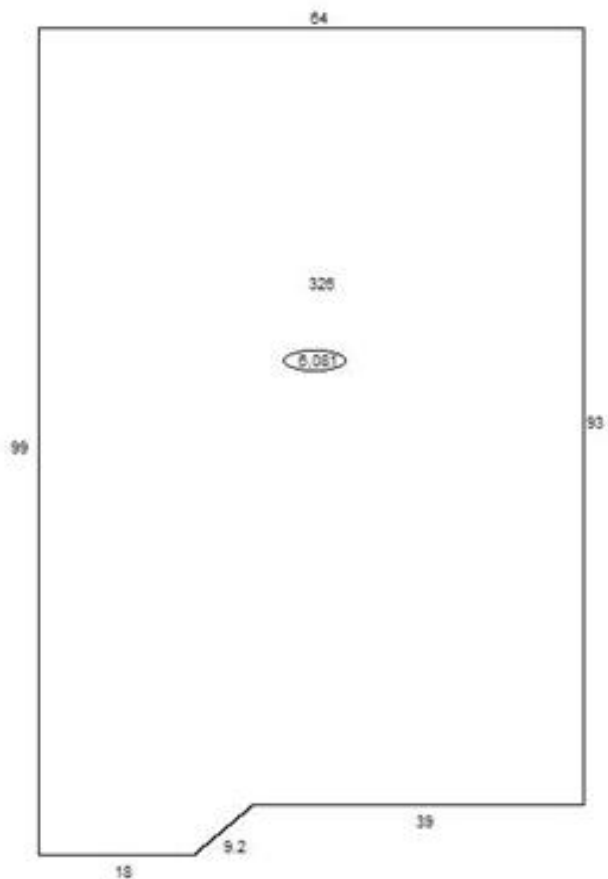
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Date 02/06/2026
Time 07:04:13
Page 3

Sketch Image

300005261



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	326		20	326	6,081	1.000	6,081
Total Building Area						6,081		6,081



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Page 4

Account 300005261
Parcel ID 1070-00-151-002-0-001-00
Cadastral ID 1070-151-002-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name NARD, LLC

Building Data

Building ID 83
Building Sequence 1
Occupancy 1 391 Material Storage Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,081
Average Perimeter 322
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1960
Effective Age 53
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 4 - Good
Exterior Wall 9 - Cavity Concrete Block
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Composition Roll

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 17.90
Wall Cost 2.44
HVAC Cost 12.27
Basement Cost 0.00
Total Base Cost 32.61
Total Area 6,081
Base RCN 198,301
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 198,301
Physical Depreciation 70%
Functional Depreciation
Total Depreciation 70% (138,811)
Total RCNLD 59,490
Lump Sums
Total Building Value 59,490 \$ 9.78 Per SqFt