




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:18
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005267 Parcel ID 1070-00-151-012-0-001-00 Cadastral ID 1070-151-012-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14549 HERNANDEZ, DANIEL & ALICIA HERNANDEZ PO BOX 228 BUFFALO OK 73834-0000 Parcel Location Situs 00114 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0012 / 0151 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>FRONT OF BUILDING 2/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83527405 -99.63062723 MILLER'S ADD. BLOCK 151 LOT 12																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 25 x 100</p> <p>Lot Count</p> <p>Units Buildable 2000</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 2,500.00 x .80 = 2,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,450</p> <p>Total Base Value 187,278</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 187,278</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 37,456</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 37,456</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 37,456</p> <p>Land Value 2,000</p> <p>Cost Approach Value 39,456 16.10/SqFt</p>	<p>Image ID 31630</p> <p>Image Date 2/11/2025</p> <p>Name 001.JPG</p> <p>Description FRONT OF BUILDING</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 2,000</p> <p>Total Appraised Value 39,456 16.10/SqFt</p>	



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Sketch Image

300005267



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	2,450	1.000	2,450
Total Building Area						2,450		2,450



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Account 300005267
 Parcel ID 1070-00-151-012-0-001-00
 Cadastral ID 1070-151-012-00-0-001-00

Tax Area Code 201
 Property Class UC
 Owners Name HERNANDEZ, DANIEL &

Building Data

Building ID 86
 Building Sequence 1
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 2,450
 Average Perimeter 246
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 1940
 Effective Age 116
 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
 Quality 1.25 - Low
 Condition 1.25 - Low
 Exterior Wall 4 - Block with Stucco
 Heating/Cooling 15 - No HVAC
 Roof Type Flat
 Roof Cover Metal

Building Image

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Image Information

Image Name
 Image Date
 Image Name
 Description

Cost Calculations

Appraisal Zone 3
 Zone Description VI AREA 3
 Base Cost 34.26
 Wall Cost 42.18
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 76.44
 Total Area 2,450
 Base RCN 187,278
 Misc Impr Value

Manual Date
 Base Year 2026
 Modifier Value
 Total Replacement Cost 187,278
 Physical Depreciation 80%
 Functional Depreciation
 Total Depreciation 80% (149,822)
 Total RCNLD 37,456
 Lump Sums
 Total Building Value 37,456 \$ 15.29 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
110	Plywood/ Hardbd	Percent	50%		

Total Modifier Value