




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300005278 Parcel ID 1070-00-151-025-0-001-00 Cadastral ID 1070-151-025-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14626 T & L PHARMACY, INC. PO BOX 120 BUFFALO OK 73834-0000 Parcel Location Situs 00115 W TURNER ST Subdivision MILLER'S ADDN Lot/Block 0025 / 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: 36.83515126 -99.63084936 MILLER'S ADD. BLOCK 151 LOT 25 & 112.5 SQ. FT. ON W. END OF 16																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</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 2,500</p> <p>Total Base Value 213,550</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 213,550</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 42,710</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 42,710</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 42,710</p> <p>Land Value 2,000</p> <p>Cost Approach Value 44,710 17.88/SqFt</p>	<p>Image ID 31646</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 44,710 17.88/SqFt</p>	



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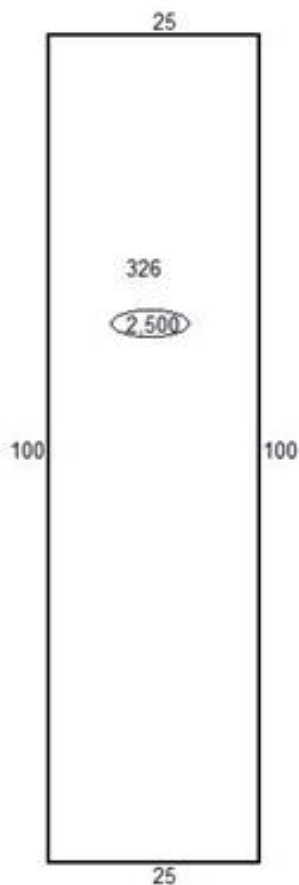
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Sketch Image

300005278



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	326		20	326	2,500	1.000	2,500
Total Building Area						2,500		2,500



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Account 300005278
Parcel ID 1070-00-151-025-0-001-00
Cadastral ID 1070-151-025-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name T & L PHARMACY, INC.

Building Data

Building ID 94
Building Sequence 1
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,500
Average Perimeter 250
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1935
Effective Age 123
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 1.25 - Low
Condition 1.25 - Low
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 15 - No HVAC
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 3
Zone Description VI AREA 3
Base Cost 31.76
Wall Cost 53.66
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 85.42
Total Area 2,500
Base RCN 213,550
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 213,550
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (170,840)
Total RCNLD 42,710
Lump Sums
Total Building Value 42,710 \$ 17.08 Per SqFt