




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:28
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005279 Parcel ID 1070-00-151-026-0-001-00 Cadastral ID 1070-151-026-00-0-001-00 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 00117 W TURNER ST Subdivision MILLER'S ADDN Lot/Block 0026 / 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: 36.83415381 -99.63088679 MILLER'S ADD. BLOCK 151 LOT 26 LESS 312.5 SQ. FT. ON NW CORNER																																																																																																																									
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Lot Data		Primary Image											
Lot Size	25 x 60												
Lot Count													
Units Buildable	1200												
Non-Ag Acres													
Topography													
Street Access													
Utilities													
Amenities													
Value Model	7 BUFFALOMILLERS COM												
Value Method	Square-Foot												
Base Lot Value	1,500.00 x .80 = 1,200	<table border="1"> <thead> <tr> <th colspan="2">Image Information</th> </tr> </thead> <tbody> <tr> <td>Image ID</td> <td>31866</td> </tr> <tr> <td>Image Date</td> <td>2/11/2025</td> </tr> <tr> <td>Name</td> <td>002.JPG</td> </tr> <tr> <td>Description</td> <td>FRONT OF BUILDING</td> </tr> </tbody> </table>		Image Information		Image ID	31866	Image Date	2/11/2025	Name	002.JPG	Description	FRONT OF BUILDING
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Name	002.JPG												
Description	FRONT OF BUILDING												
Factor Value	0												
Adjustments													
Lot Value	1,200												
Cost Approach													
Manual Date	07/2025												
Total Building Area	1,725												
Total Base Value	155,009												
Modifier Value													
Misc Improvements													
Replacement Cost New	155,009												
Phys/Func Depreciation Loss	()												
RCN Less Phys/Func	31,002												
Economic Depreciation													
RCNLD (All Sources)	31,002												
Depreciated Improvements													
Outbuilding Value													
Total Improvement Value	31,002												
Land Value	1,200												
Cost Approach Value	32,202 18.67/SqFt												
Income Approach		Value Reconciliation											
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach										
Vacancy & Collection Loss		Total Improvement Value											
Miscellaneous Income		Land Value	1,200										
Effective Gross Income (EGI)		Total Appraised Value	32,202 18.67/SqFt										
Total Expenses													
Net Operating Income (NOI)													
Income Capitalization Rate													
Indicated Value	0.00												



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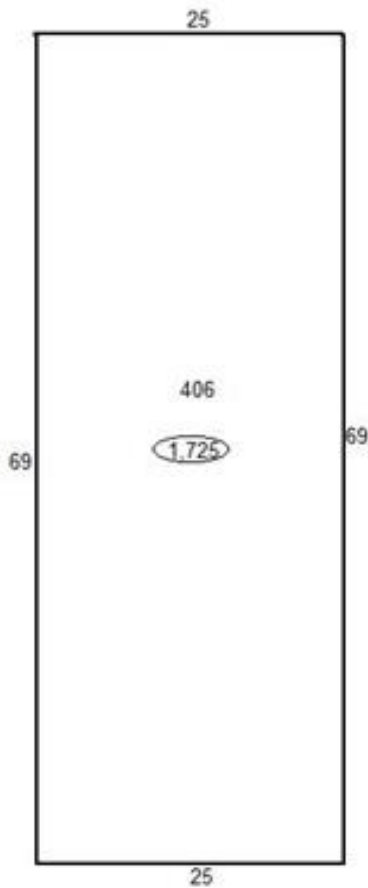
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Sketch Image

300005279



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	1,725	1.000	1,725
Total Building Area						1,725		1,725



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Account 300005279
Parcel ID 1070-00-151-026-0-001-00
Cadastral ID 1070-151-026-00-0-001-00

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

Building Data

Building ID 95
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,725
Average Perimeter 188
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1935
Effective Age 127
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 1 - Low
Condition 1 - 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 33.16
Wall Cost 56.70
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 89.86
Total Area 1,725
Base RCN 155,009
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 155,009
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (124,007)
Total RCNLD 31,002
Lump Sums
Total Building Value 31,002 \$ 17.97 Per SqFt