




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:32
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Assessment Data				Primary Image																																																																																																															
Account 300005283 Parcel ID 1070-00-152-020-0-001-00 Cadastral ID 1070-152-020-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14629 PIONEER TELEPHONE COOP. INC. ATTN: CONNIE HOLTHUS P O BOX 539 KINGFISHER OK 73750-0539 Parcel Location Situs 00109 W TURNER ST Subdivision MILLER'S ADDN Lot/Block 0020 / 0152 Parcel Size 2 - 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: 36.83539524 -99.63121759 MILLER'S ADD. BLOCK 152 LOTS 20-21																																																																																																																			
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Code	Type	Active	Maximum	Exemption						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																																																																																											
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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 4,999.00 x .30 = 1,500</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,500</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 8,437</p> <p>Total Improvement Value 8,437</p> <p>Land Value 1,500</p> <p>Cost Approach Value 9,937</p>	<p>Image Information</p> <p>Image ID 31663</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 8,437</p> <p>Land Value 1,500</p> <p>Total Appraised Value 9,937</p>



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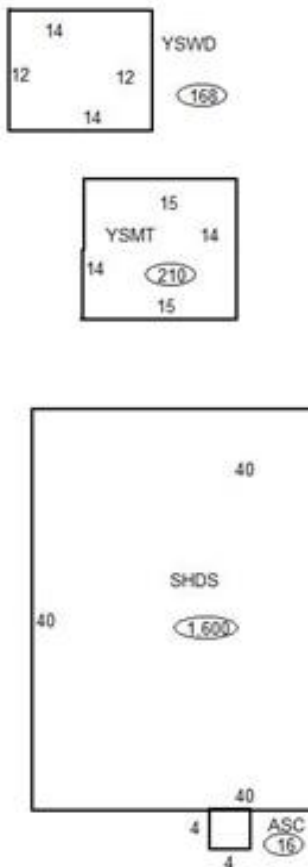
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	SHDS		13	SHDS	1,600	1.000	1,600
2	O	SHDS		13	YSMT	210	1.000	210
3	O	SHDS		13	YSWD	168	1.000	168
4	O	ASC		13	ASC	16	1.000	16

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	40x40x10		Galvanized Metal	1,600
	Qual	3	Cond 3	Year 1970	Eff Age 52	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (21.14 x 1,600)			33,824	27,059	6,765
	SHDS	Yard Shed - Metal	12x15x8		Galvanized Metal	210
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (23.43 x 210)			4,920	3,936	984
	SHDS	Yard Shed - Wood	10x12x8		Galvanized Metal	168
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (20.08 x 168)			3,373	2,698	675
	ASC	Awning/Shelter/Carport	4x4x0		Formed Metal	16
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.14 x 16)			66	53	13
Total Site Improvement Value						8,437