



# 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	300005337				<p>REPAIR SHOP 2/23/2024</p>									
Parcel ID	1070-00-169-011-0-001-00													
Cadastral ID	1070-169-011-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25675													
HOLCOMB, HEIDI V.														
P.O. BOX 329 BUFFALO OK 73834-														
Parcel Location														
Situs	00211 N HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0011 / 0169	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83598055 -99.63000586														
MILLERS ADD BLOCK 169 LOTS 11-13-15 BOOK 787 PAGE 069														
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					
					787/69	BROWNRIGG FAMILY TRUST	11/15/2024	40,000	Q					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2025		Land Value	5,780	5,780	12%	Assessed	4,800	377.95					
Year Frozen			Improvements	34,220	34,220		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	40,000	40,000		Total Taxable	4,800	378.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005337	HOLCOMB, HEIDI V.			201	40,000	0	4,800	378.00					
2024	2024-300005337	BROWNRIGG FAMILY TRUST			201	42,704	0	3,249	265.00					
2023	2023-300005337	BROWNRIGG, EARLEEN. (TRUST)			201	35,771	0	3,095	256.00					
2022	2022-300005337	BROWNRIGG, EARLEEN. (TRUST)			201	29,436	0	2,947	242.00					
2021	2021-300005337	BROWNRIGG, EARLEEN. (TRUST)			201	23,393	0	2,807	232.00					
2020	2020-300005337	BROWNRIGG, EARLEEN. (TRUST)			201	23,367	0	2,804	231.00					
2019	2019-0005337	BROWNRIGG, EARLEEN. (TRUST)			201	24,654		2,753	228.00					
2018	2018-0005337	BROWNRIGG, EARLEEN. (TRUST)			201	24,654		2,622	217.00					
2017	2017-0005337	BROWNRIGG, EARLEEN. (TRUST)			201	20,807		2,497	208.00					
2016	2016-0005337	BROWNRIGG, EARLEEN. (TRUST)			201	20,807		2,451	209.00					
2015	2015-0005337	BROWNRIGG, EARLEEN. (TRUST)			201	19,454		2,334	185.00					
2014	2014-0005337	BROWNRIGG, EARLEEN. (TRUST)			201	19,020		2,282	183.00					
2013	2013-0005337	BROWNRIGG, EARLEEN. (TRUST)			201	51,821		2,486	198.00					



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Lot Data	Primary Image	
<p>Lot Size 75 x 100</p> <p>Lot Count</p> <p>Units Buildable 6000</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 7,500.00 x .80 = 6,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,872</p> <p>Total Base Value 171,344</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 171,344</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 34,269</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 34,269</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 34,269</p> <p>Land Value 6,000</p> <p>Cost Approach Value 40,269 14.02/SqFt</p>	<p>Image ID 28546</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description REPAIR SHOP</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 6,000</p> <p>Total Appraised Value 40,269 14.02/SqFt</p>	



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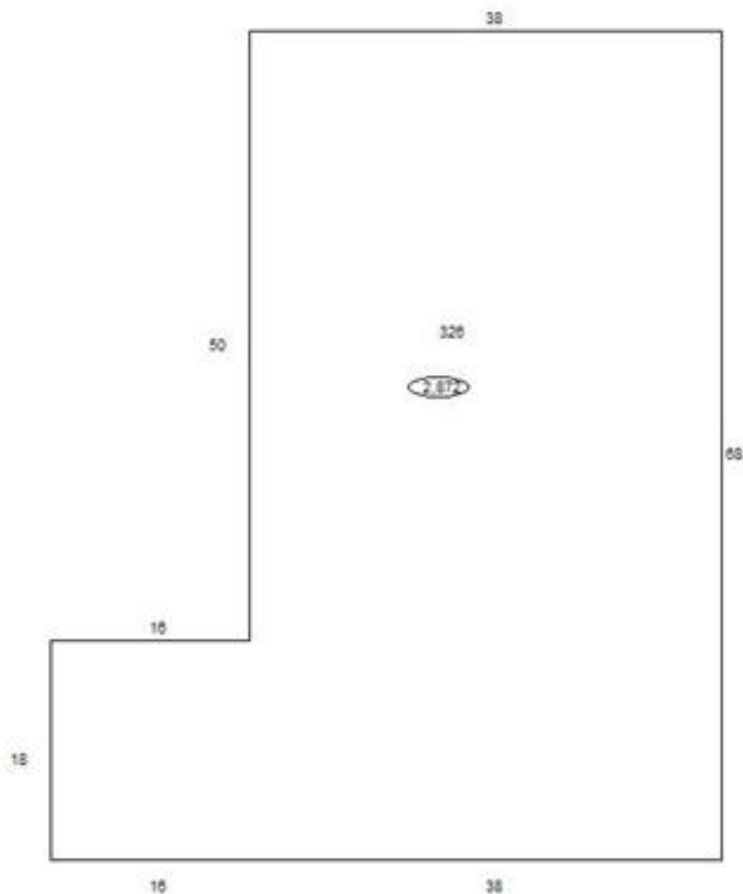
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Sketch Image

300005337



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	326		13	326	2,872	1.000	2,872
<b>Total Building Area</b>						2,872		2,872



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Account 300005337  
Parcel ID 1070-00-169-011-0-001-00  
Cadastral ID 1070-169-011-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name HOLCOMB, HEIDI V.

### Building Data

Building ID 103  
Building Sequence 1  
Occupancy 1 326 Storage Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,872  
Average Perimeter 244  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1935  
Effective Age 127  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 21 - Hollow Clay Block  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
Roof Cover Composition

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 2  
Zone Description VI AREA 2  
Base Cost 30.69  
Wall Cost 28.97  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 59.66  
Total Area 2,872  
Base RCN 171,344  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 171,344  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (137,075)  
Total RCNLD 34,269  
Lump Sums  
Total Building Value 34,269 \$ 11.93 Per SqFt