



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:05:24
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005342 Parcel ID 1070-00-169-022-0-001-00 Cadastral ID 1070-169-022-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 25659 APPLETON, BRUCE E. AND CARLA D. APPLETON (JT) P O BOX 462 BUFFALO OK 73834- Parcel Location Situs 00208 E WILLIAMS ST Subdivision MILLER'S ADDN Lot/Block 0022 / 0169 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83502932 -99.62968735 MILLERS ADD. BLOCK 169 LOTS 22-24 BOOK 786 PAGE 83																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 50 x 135</p> <p>Lot Count</p> <p>Units Buildable 5400</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 6,750.00 x .80 = 5,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,400</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,152</p> <p>Total Base Value 80,824</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 80,824</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 16,165</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 16,165</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 16,165</p> <p>Land Value 5,400</p> <p>Cost Approach Value 21,565 18.72/SqFt</p>	<p>Image ID 28561</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description STORAGE 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 5,400</p> <p>Total Appraised Value 21,565 18.72/SqFt</p>	



Harper

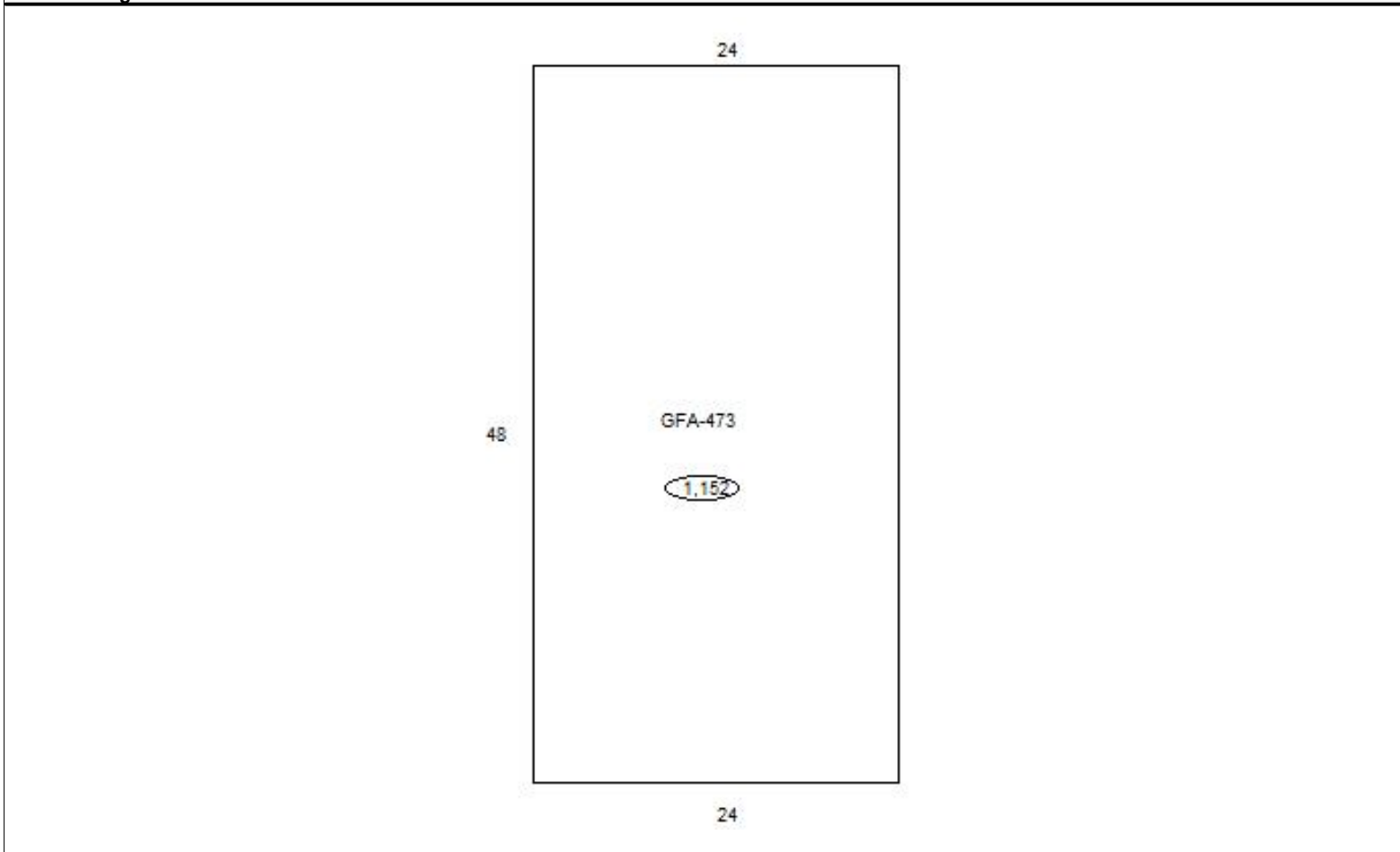
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Sketch Image

300005342



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	473		13	GFA-473	1,152	1.000	1,152
Total Building Area						1,152		1,152



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Parcel ID 1070-00-169-022-0-001-00
Cadastral ID 1070-169-022-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name APPLETON, BRUCE E. AND

Building Data

Building ID 106
Building Sequence 1
Occupancy 1 157 Maintenance Storage Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,152
Average Perimeter 144
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1950
Effective Age 76
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

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 38.66
Wall Cost 31.50
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 70.16
Total Area 1,152
Base RCN 80,824
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 80,824
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (64,659)
Total RCNLD 16,165
Lump Sums
Total Building Value 16,165 \$ 14.03 Per SqFt