



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:06:21  
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Assessment Data					Primary Image									
Account	300005402				<p>HOUSE 3/4/2024</p>									
Parcel ID	1070-00-189-002-0-001-00													
Cadastral ID	1070-189-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14673													
FIRST BAPTIST CHURCH - BUFFALO														
308 NE 2ND ST. BUFFALO OK 73834-0000														
Parcel Location														
Situs	00308 NE SECOND ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0189	Parcel Size 24 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.70609449 -99.90116899														
MILLERS ADD BLOCK 189 LOTS 2-4-5-6-7, 8 THRU 16 18-20-22-24 MILLERS ADD														
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														
<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					
Code	Type	Active	Maximum	Exemption										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	42,169	0	12%	0	Assessed	0 0.00						
Year Frozen		Improvements	473,538	0		0	Penalty	0 0.00						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	515,707	0		0	Total Taxable	0 0.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005402	FIRST BAPTIST CHURCH - BUFFALO	201	515,707	0		.00							
2024	2024-300005402	FIRST BAPTIST CHURCH - BUFFALO	201	528,955	0		.00							
2023	2023-300005402	FIRST BAPTIST CHURCH	201	15,863	0		.00							
2022	2022-300005402	FIRST BAPTIST CHURCH	201	15,863	0		.00							
2021	2021-300005402	FIRST BAPTIST CHURCH	201	15,863	0		.00							
2020	2020-300005402	FIRST BAPTIST CHURCH	201	15,863	0		.00							
2019	2019-0005402	FIRST BAPTIST CHURCH	201	15,863			.00							
2018	2018-0005402	FIRST BAPTIST CHURCH	201	15,863			.00							
2017	2017-0005402	FIRST BAPTIST CHURCH	201	15,863			.00							
2016	2016-0005402	FIRST BAPTIST CHURCH	201	15,863			.00							
2015	2015-0005402	FIRST BAPTIST CHURCH	201	15,863			.00							
2014	2014-0005402	FIRST BAPTIST CHURCH	201	15,863			.00							
2013	2013-0005402	FIRST BAPTIST CHURCH	201	15,863			.00							



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	70,064.00 x .30 = 21,019	
Factor Value		
Adjustments		
Lot Value	21,019	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,464 / 1,464
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,464
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	710 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1965 / 61

HOUSE	3/4/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	91.27	Total Misc Impr	+ 5,308
Roofing Adj	+ 3.99	Garage Cost	+ 18,051
Subfloor Adj	+ -1.90	Total RCN	= 178,777
Heat/Cool Adj	+ 10.77	Depreciation ( 63%)	- 112,629
Plumbing Adj	+ 2.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,148
Adj Base Cost	= 106.16	Lot Value	+ 21,019
Total Area	x 1,464	Indicated Value	= 87,167
Adjusted Cost	= 155,418	Value Per SqFt	59.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,148		
Lot Value	21,019		
Indicated Value	87,167	59.54	Per SqFt
Agland Value			
Site Improvements	3,671		
Total Value	90,838	62.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	11462	133		133	39.91		5,308



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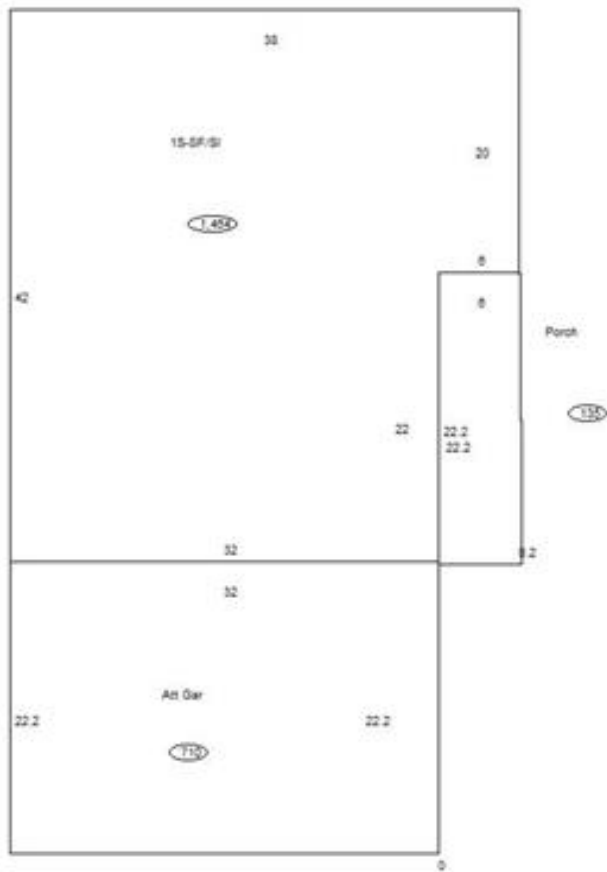
Date 02/06/2026

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Sketch Image

300005402



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,464	1.000	1,464
2	M	RSPC		10	Porch	135	1.000	135
3	G	1		10	Att Gar	710	1.000	710
<b>Total Building Area</b>						1,464		1,464



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	20x14x8		Composition Shingle	280
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.82 x 280)	5,270		5,270	4,111	1,159
	SHDS	Yard Shed - Wood	24x12x8		Composition Shingle	288
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.64 x 288)	5,368		5,368	4,187	1,181
	PACN	Paving - Concrete BACK YARD	18x20x0			360
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.18 x 360)	1,505		1,505	1,204	301
	PACN	Paving - Concrete DRIVEWAY	36x22x0			792
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.11 x 792)	3,255		3,255	2,604	651
	PACN	Paving - Concrete SIDEWALK	0x0x0			455
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 455)	1,897		1,897	1,518	379



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 21152</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 70,500.00 x .30 = 21,150</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 21,150</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 13,580</p> <p>Total Base Value 1,588,724</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,588,724</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 317,745</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 317,745</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 76,590</p> <p>Total Improvement Value 394,335</p> <p>Land Value 21,150</p> <p>Cost Approach Value 415,485 30.60/SqFt</p>	<p>Image ID 28762</p> <p>Image Date 3/4/2024</p> <p>Name 001.JPG</p> <p>Description CHURCH</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 142,738</p> <p>Land Value 21,150</p> <p>Total Appraised Value 415,485 30.60/SqFt</p>	



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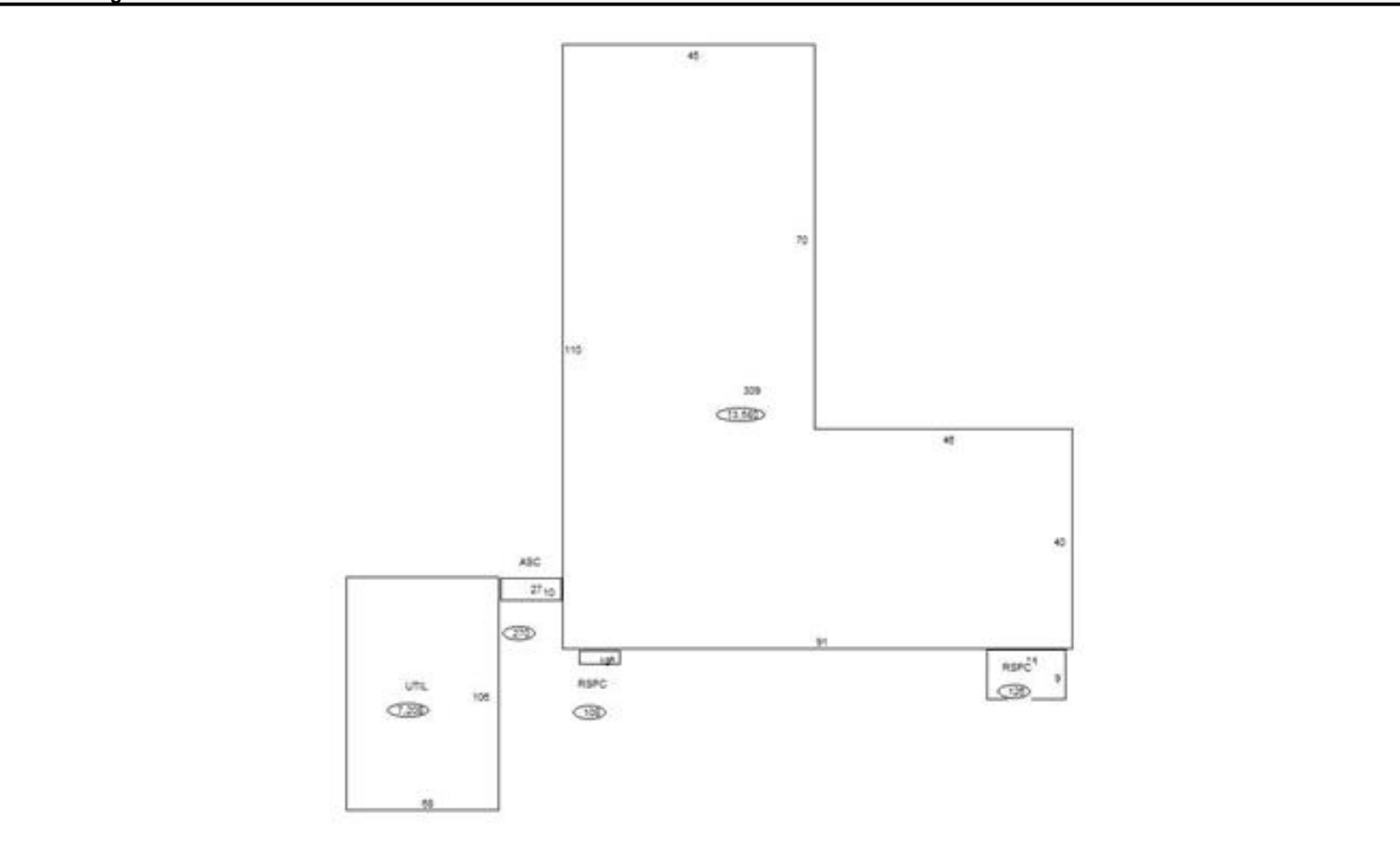
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Sketch Image

300005402



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	309		20	309	6,790	2.000	13,580
2	O	RSPC		20	RSPC	126	1.000	126
3	O	RSPC		50	RSPC	108	1.000	108
4	O	UTIL		50	UTIL	7,208	1.000	7,208
5	O	ASC		50	ASC	270	1.000	270
<b>Total Building Area</b>						6,790		13,580



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Account 300005402  
Parcel ID 1070-00-189-002-0-001-00  
Cadastral ID 1070-189-002-00-0-001-00

Tax Area Code 201  
Property Class E  
Owners Name FIRST BAPTIST CHURCH - BUFFALO

### Building Data

Building ID 504  
Building Sequence 1  
Occupancy 1 309 Church 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 13,580  
Average Perimeter 402  
Number Of Storys 2.00  
Average Wall Ht 8.00  
Year Built 1950  
Effective Age 76  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 10 - Complete HVAC  
Roof Type Gable  
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 71.26  
Wall Cost 18.73  
HVAC Cost 27.00  
Basement Cost 0.00  
Total Base Cost 116.99  
Total Area 13,580  
Base RCN 1,588,724  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,588,724  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (1,270,979)  
Total RCNLD 317,745  
Lump Sums  
Total Building Value 317,745 \$ 23.40 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	FELLOWSHIP HALL	106x68x10		Formed Metal	7,208	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
		Sprinklers	Sprinkled 7208			19,790	
		Warm & Cooled Air	Total Area 7208			43,317	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (18.81 x 7,208)		63,107	198,689	137,095		61,594	
	ASC	Awning/Shelter/Carport	27x10x0		Formed Metal	270	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (3.88 x 270)			1,048	838		210
	PACN	Paving - Concrete NORTH PARKING LOT	0x0x0			13,460	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (3.77 x 13,460)			50,744	40,595		10,149
	PAVA	Paving - Asphalt SOUTH PARKING LOT	0x0x0			5,715	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (2.42 x 5,715)			13,830	11,064		2,766
	RSPC	Raised Slab Porch - Covered	14x9x0		Composition Shingle	126	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (39.94 x 126)			5,032	4,026		1,006
	RSPC	Raised Slab Porch - Covered	18x6x0		Composition Shingle	108	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (40.03 x 108)			4,323	3,458		865
<b>Total Site Improvement Value</b>						<b>76,590</b>	