



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:06:22
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Assessment Data					Primary Image									
Account	300005405				<p>1070-00-190-001-0-001-00 02/22/24</p>									
Parcel ID	1070-00-190-001-0-001-00													
Cadastral ID	1070-190-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13319													
TOWN OF BUFFALO														
BUFFALO OK 73834-0000														
Parcel Location														
Situs	00315 N HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0190	Parcel Size	6 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83649814 -99.62903147														
Building Permits														
MILLER'S ADD. BLOCK 190 LOTS 1-3-5-7-9-11														
<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 colspan="5"> </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					
					/	TOWN OF BUFFALO								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	11,997	0	12%	0	Assessed	0	0.00					
Year Frozen		Improvements	197,907	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	209,904	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	2025-300005405	TOWN OF BUFFALO	201	209,904	0			.00						
2024	2024-300005405	TOWN OF BUFFALO	201	188,774	0			.00						
2023	2023-300005405	TOWN OF BUFFALO	201	11,997	0			.00						
2022	2022-300005405	TOWN OF BUFFALO	201		0			.00						
2021	2021-300005405	TOWN OF BUFFALO	201		0			.00						
2020	2020-300005405	TOWN OF BUFFALO	201		0			.00						
2019	2019-0005405	TOWN OF BUFFALO	201					.00						
2018	2018-0005405	TOWN OF BUFFALO	201					.00						
2017	2017-0005405	TOWN OF BUFFALO	201					.00						
2016	2016-0005405	TOWN OF BUFFALO	201					.00						
2015	2015-0005405	TOWN OF BUFFALO	201					.00						
2014	2014-0005405	TOWN OF BUFFALO	201					.00						
2013	2013-0005405	TOWN OF BUFFALO	201					.00						



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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 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 14,996.00 x .80 = 11,997</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 11,997</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 5,440</p> <p>Total Base Value 953,958</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 953,958</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 190,792</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 190,792</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,861</p> <p>Total Improvement Value 195,653</p> <p>Land Value 11,997</p> <p>Cost Approach Value 207,650 38.17/SqFt</p>	<p>Image Information</p> <p>Image ID 28772</p> <p>Image Date 3/4/2024</p> <p>Name 001.JPG</p> <p>Description FIRE DEPARTMENT</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<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 4,861</p> <p>Land Value 11,997</p> <p>Total Appraised Value 207,650 38.17/SqFt</p>



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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	C	427		20	427	5,440	1.000	5,440
Total Building Area						5,440		5,440



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Account 300005405
Parcel ID 1070-00-190-001-0-001-00
Cadastral ID 1070-190-001-00-0-001-00

Tax Area Code 201
Property Class E
Owners Name TOWN OF BUFFALO

Building Data

Building ID 485
Building Sequence 1
Occupancy 1 427 Fire Station (Volunteer) 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,440
Average Perimeter 352
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1985
Effective Age 41
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 10 - Complete HVAC
Roof Type Flat
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 63.14
Wall Cost 78.64
HVAC Cost 33.58
Basement Cost 0.00
Total Base Cost 175.36
Total Area 5,440
Base RCN 953,958
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 953,958
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (763,166)
Total RCNLD 190,792
Lump Sums
Total Building Value 190,792 \$ 35.07 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0			6,447
	Qual	3	Cond	3	Year	2000
				Eff Age	26	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.77 x 6,447)		24,305	19,444	4,861
Total Site Improvement Value				4,861