



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	300005416				<p>NEWSPAPER OFFICE 2/11/2025</p>									
Parcel ID	1070-00-191-008-0-001-00													
Cadastral ID	1070-191-008-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 3												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14716													
WILLIAMS, KAYLA														
316 N. HOY ST. BUFFALO OK 73834-0000														
Parcel Location														
Situs	00316 N HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0008 / 0191	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83646698 -99.62959303														
MILLER'S ADD. BLOCK 191 LOTS 8-10-12 BOOK 744 PAGE 274														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
744/274	DOUBLE C INVESTMENTS I, L	04/23/2019	36,000	Q										
596/749	CLARK, STEPHEN M., ETUX	09/20/2004	28,000	Q										
512/56	HOLDER, JIM, & MIA	01/31/1996	10,000	PQ										
468/751	MAROLYN MARTIN	02/14/1992	7,500	U										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	6,000	6,000	12%	720	Assessed	4,548 358.11						
Year Frozen		Improvements	115,435	31,899		3,828	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	121,435	37,899		4,548	Total Taxable	4,548 358.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005416	WILLIAMS, KAYLA	201	121,435	0	4,331	341.00							
2024	2024-300005416	WILLIAMS, KAYLA	201	120,876	0	4,125	336.00							
2023	2023-300005416	WILLIAMS, KAYLA	201	36,968	0	3,929	325.00							
2022	2022-300005416	WILLIAMS, KAYLA	201	32,620	0	3,742	308.00							
2021	2021-300005416	WILLIAMS, KAYLA	201	29,697	0	3,564	294.00							
2020	2020-300005416	WILLIAMS, KAYLA	201	29,697	0	3,564	293.00							
2019	2019-0005416	DOUBLE C INVESTMENTS I, LLC	201	31,039		3,724	309.00							
2018	2018-0005416	DOUBLE C INVESTMENTS I, LLC	201	31,039		3,724	309.00							
2017	2017-0005416	DOUBLE C INVESTMENTS I, LLC	201	29,933		3,592	299.00							
2016	2016-0005416	DOUBLE C INVESTMENTS I, LLC	201	29,933		3,589	305.00							
2015	2015-0005416	DOUBLE C INVESTMENTS I, LLC	201	28,485		3,418	271.00							
2014	2014-0005416	DOUBLE C INVESTMENTS I, LLC	201	27,940		3,352	269.00							
2013	2013-0005416	DOUBLE C INVESTMENTS I, LLC	201	29,189		3,503	279.00							



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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 960</p> <p>Total Base Value 155,395</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 155,395</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 113,438</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 113,438</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 900</p> <p>Total Improvement Value 114,338</p> <p>Land Value 6,000</p> <p>Cost Approach Value 120,338 125.35/SqFt</p>			<p>Image Information</p> <p>Image ID 31845</p> <p>Image Date 2/11/2025</p> <p>Name 001.JPG</p> <p>Description NEWSPAPER OFFICE</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 900</p> <p>Land Value 6,000</p> <p>Total Appraised Value 120,338 125.35/SqFt</p>			



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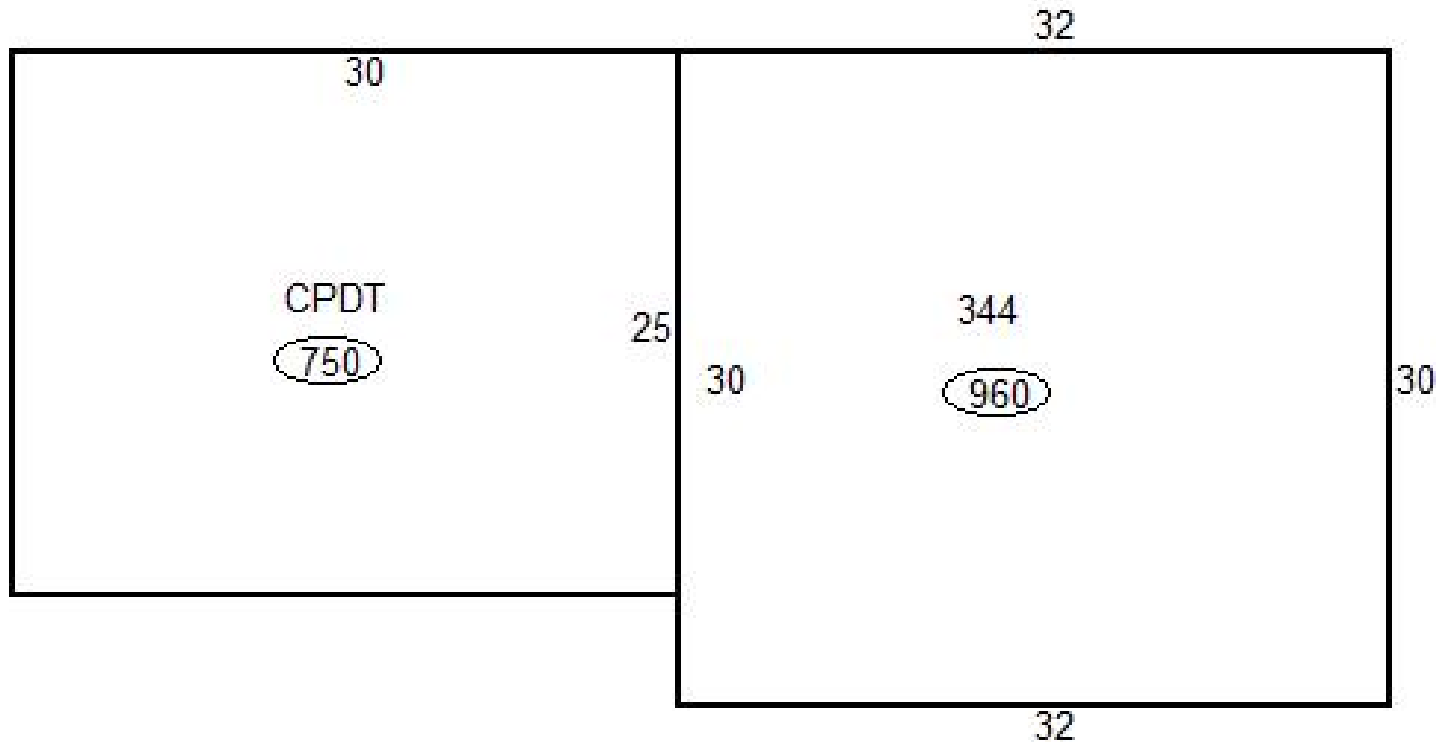
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	960	1.000	960
2	O	CPDT		13	CPDT	750	1.000	750
Total Building Area						960		960



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Account 300005416
Parcel ID 1070-00-191-008-0-001-00
Cadastral ID 1070-191-008-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name WILLIAMS, KAYLA

Building Data

Building ID 109
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 960
Average Perimeter 124
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1940
Effective Age 26
Construction Class 6 - Engineered Wood Post Frame (Pole)
Quality 4.5 - Good
Condition 6 - Excellent
Exterior Wall 110 - Single Wall-Boards on Wood
Heating/Cooling 8 - Warmed and Cooled Air
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 3
Zone Description VI AREA 3
Base Cost 116.94
Wall Cost 26.53
HVAC Cost 18.40
Basement Cost 0.00
Total Base Cost 161.87
Total Area 960
Base RCN 155,395
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 155,395
Physical Depreciation 27%
Functional Depreciation
Total Depreciation 27% (41,957)
Total RCNLD 113,438
Lump Sums
Total Building Value 113,438 \$ 118.16 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	30x25x10	Gravel	Formed Metal	750
	Qual	3	Cond 3	Year 2000	Eff Age 26	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (6.00 x 750)		4,500	3,600	900
Total Site Improvement Value						900