




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data				Primary Image						
Account	300005422			 <p>FARM BUREAU BUILDING 2/11/2025</p>						
Parcel ID	1070-00-191-021-0-001-00									
Cadastral ID	1070-191-021-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UC	VI Area	3							
Tax Area	201 - 4T-BUFFALO-C									
Name ID	14718									
HARPER CO. FARM BUREAU, INC										
PO BOX 463 BUFFALO OK 73834-0000										
Parcel Location										
Situs	00303 E MCMINN ST									
Subdivision	MILLER'S ADDN									
Lot/Block	0021 / 0191	Parcel Size	2 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG/MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.83048202 -99.62899304				Building Permits						
MILLER'S ADD. BLOCK 191 LOTS 21-23				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	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	5,400	5,400	12%	648	Assessed	9,846	775.27	
Year Frozen		Improvements	98,978	76,648		9,198	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	104,378	82,048		9,846	Total Taxable	9,846	775.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005422	HARPER CO. FARM BUREAU, INC			201	104,378	0	9,377	738.00	
2024	2024-300005422	HARPER CO. FARM BUREAU, INC			201	104,032	0	8,930	727.00	
2023	2023-300005422	HARPER CO. FARM BUREAU, INC			201	85,068	0	8,505	704.00	
2022	2022-300005422	HARPER CO. FARM BUREAU, INC			201	72,016	0	8,100	666.00	
2021	2021-300005422	HARPER CO. FARM BUREAU, INC			201	64,288	0	7,715	637.00	
2020	2020-300005422	HARPER CO. FARM BUREAU, INC			201	64,288	0	7,715	635.00	
2019	2019-0005422	HARPER CO. FARM BUREAU, INC			201	68,650		8,238	683.00	
2018	2018-0005422	HARPER CO. FARM BUREAU, INC			201	71,400		8,026	666.00	
2017	2017-0005422	HARPER CO. FARM BUREAU, INC			201	63,698		7,644	636.00	
2016	2016-0005422	HARPER CO. FARM BUREAU, INC			201	68,362		7,448	634.00	
2015	2015-0005422	HARPER CO. FARM BUREAU, INC			201	64,476		7,094	563.00	
2014	2014-0005422	HARPER CO. FARM BUREAU, INC			201	68,695		6,756	541.00	
2013	2013-0005422	HARPER CO. FARM BUREAU, INC			201	74,580		6,435	513.00	



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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>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 2,100</p> <p>Total Base Value 318,780</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 318,780</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 92,446</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 92,446</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 630</p> <p>Total Improvement Value 93,076</p> <p>Land Value 5,400</p> <p>Cost Approach Value 98,476 46.89/SqFt</p>	<p>Image Information</p> <p>Image ID 31860</p> <p>Image Date 2/11/2025</p> <p>Name 001.JPG</p> <p>Description FARM BUREAU BUILDING</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 630</p> <p>Land Value 5,400</p> <p>Total Appraised Value 98,476 46.89/SqFt</p>



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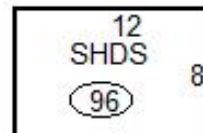
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	GFA-344	2,100	1.000	2,100
2	O	SHDS		13	SHDS	96	1.000	96
Total Building Area						2,100		2,100



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Account 300005422
Parcel ID 1070-00-191-021-0-001-00
Cadastral ID 1070-191-021-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name HARPER CO. FARM BUREAU, INC

Building Data

Building ID 111
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,100
Average Perimeter 190
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1975
Effective Age 44
Construction Class 1 - Residential Stud Frame
Quality 3.75 - Average
Condition 3.75 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
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 3
Zone Description VI AREA 3
Base Cost 92.34
Wall Cost 42.59
HVAC Cost 16.87
Basement Cost 0.00
Total Base Cost 151.80
Total Area 2,100
Base RCN 318,780
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 318,780
Physical Depreciation 71%
Functional Depreciation
Total Depreciation 71% (226,334)
Total RCNLD 92,446
Lump Sums
Total Building Value 92,446 \$ 44.02 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / BROWN	12x8x6	Dirt	Formed Metal	96
	Qual 3	Cond 3	Year 2001	Eff Age 25		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (20.52 x 96)				1,970	1,340	630
Total Site Improvement Value						630