



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:57
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Assessment Data				Primary Image							
Account	300005439			<p>1070-00-194-001-0-001-00 02/24/25</p>							
Parcel ID	1070-00-194-001-0-001-00										
Cadastral ID	1070-194-001-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	E	VI Area	3								
Tax Area	201 - 4T-BUFFALO-C										
Name ID	13319										
TOWN OF BUFFALO											
BUFFALO OK 73834-0000											
Parcel Location											
Situs	00301 NW THIRD ST										
Subdivision	MILLER'S ADDN										
Lot/Block	0001 / 0194	Parcel Size	24 - Lots								
Sec/Twn/Rng	/ / /										
Neighborhood	100100 - BUFFALO ORIG/MILLERS										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description Lat/Long: 36.83785707 -99.62412570				PAVILLION 2/24/2025							
MILLER'S ADD. BLOCK 194 LOTS ALL BLOCK				Building Permits							
				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	21,144	0	12%	0	Assessed	0	0.00		
Year Frozen		Improvements	2,103	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	23,247	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	2025-300005439	TOWN OF BUFFALO			201	23,247	0		.00		
2024	2024-300005439	TOWN OF BUFFALO			201	23,218	0		.00		
2023	2023-300005439	TOWN OF BUFFALO			201	23,139	0		.00		
2022	2022-300005439	TOWN OF BUFFALO			201	1,935	0		.00		
2021	2021-300005439	TOWN OF BUFFALO			201		0		.00		
2020	2020-300005439	TOWN OF BUFFALO			201		0		.00		
2019	2019-0005439	TOWN OF BUFFALO			201				.00		
2018	2018-0005439	TOWN OF BUFFALO			201				.00		
2017	2017-0005439	TOWN OF BUFFALO			201				.00		
2016	2016-0005439	TOWN OF BUFFALO			201				.00		
2015	2015-0005439	TOWN OF BUFFALO			201				.00		
2014	2014-0005439	TOWN OF BUFFALO			201				.00		
2013	2013-0005439	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 1.618</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 70,480.08 x .30 = 21,144</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 21,144</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 6,038</p> <p>Total Improvement Value 6,038</p> <p>Land Value 21,144</p> <p>Cost Approach Value 27,182</p>	<p>Image ID 31985</p> <p>Image Date 2/24/2025</p> <p>Name 003.JPG</p> <p>Description PAVILLION</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 6,038</p> <p>Land Value 21,144</p> <p>Total Appraised Value 27,182</p>	



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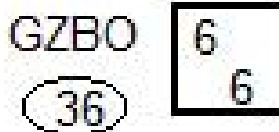
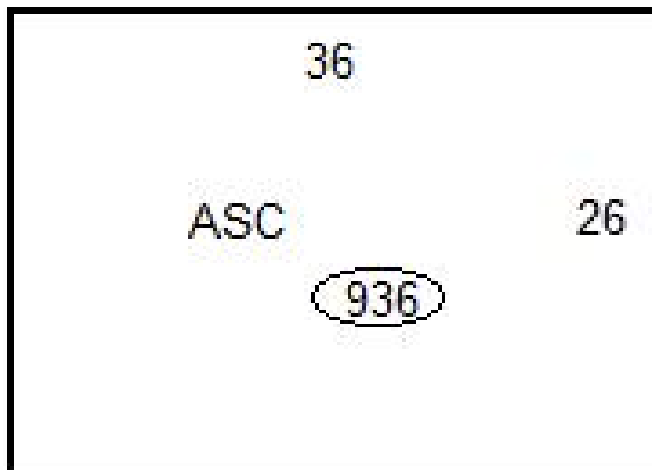
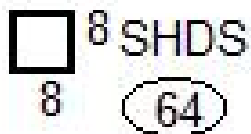
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	ASC		20	ASC	936	1.000	936
2	O	GZBO		20	GZBO	36	1.000	36
3	O	SHDS		50	SHDS	64	1.000	64

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GZBO	Gazebo	6x6x8	Dirt	Composition Roll	36
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (29.61 x 36)				1,066	554	512
	ASC	Awning/Shelter/Carport / PAVILLION	36x26x10	Concrete	Galvanized Metal	936
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.09 x 936)				3,828	2,680	1,148
	PACN	Paving - Concrete / BASKETBALL COURT	118x45x0	Concrete		5,310
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (3.77 x 5,310)				20,019	16,015	4,004
	SHDS	Shed - Small / CEMENT	8x8x6	Concrete	Galvanized Metal	64
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (29.21 x 64)				1,869	1,495	374
Total Site Improvement Value						6,038