




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 300005553 Parcel ID 1070-00-231-015-0-001-00 Cadastral ID 1070-231-015-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 16525 TEXOMA MEDICAL SERVICES WESTERN DRUG-BUFFALO P O BOX 236 TALOGA OK 73667-0000 Parcel Location Situs 00507 W FORESTER ST Subdivision MILLER'S ADDN Lot/Block 0015 / 0231 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-231-015-0-001-00 02/24/25</p>																																																																																				
Legal Description Lat/Long: 36.83206160 -99.63256820 MILLERS ADD BLOCK 231 LOTS E 45' OF 15-17-19-21-23 BK 663 PG 654																																																																																									
Exemptions					Building Permits																																																																																				
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																		
2025	2025-300005553	TEXOMA MEDICAL SERVICES	201	84,495	0	7,133	562.00																																																																																		
2024	2024-300005553	VLK PROPERTIES, LLC	201	83,663	0	6,794	553.00																																																																																		
2023	2023-300005553	VLK PROPERTIES, LLC	201	78,726	0	6,470	535.00																																																																																		
2022	2022-300005553	VLK PROPERTIES, LLC	201	51,347	0	6,162	507.00																																																																																		
2021	2021-300005553	VLK PROPERTIES, LLC	201	52,030	0	6,244	516.00																																																																																		
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2019	2019-0005553	VLK PROPERTIES, LLC	201	54,792		6,520	540.00																																																																																		
2018	2018-0005553	VLK PROPERTIES, LLC	201	54,792		6,210	515.00																																																																																		
2017	2017-0005553	VLK PROPERTIES, LLC	201	49,284		5,914	492.00																																																																																		
2016	2016-0005553	VLK PROPERTIES, LLC	201	49,284		5,914	503.00																																																																																		
2015	2015-0005553	VLK PROPERTIES, LLC	201	47,345		5,682	451.00																																																																																		
2014	2014-0005553	VLK PROPERTIES, LLC	201	46,293		5,468	438.00																																																																																		
2013	2013-0005553	VLK PROPERTIES, LLC	201	64,382		5,209	415.00																																																																																		



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Lot Data	Primary Image			
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 8156</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 10,195.00 x .80 = 8,156</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 8,156</p>				
Cost Approach				
<p>Manual Date 07/2025</p> <p>Total Building Area 1,980</p> <p>Total Base Value 211,523</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 211,523</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 57,111</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 57,111</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 14,038</p> <p>Total Improvement Value 71,149</p> <p>Land Value 8,156</p> <p>Cost Approach Value 79,305 40.05/SqFt</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 14,038</p> <p>Land Value 8,156</p> <p>Total Appraised Value 79,305 40.05/SqFt</p>			



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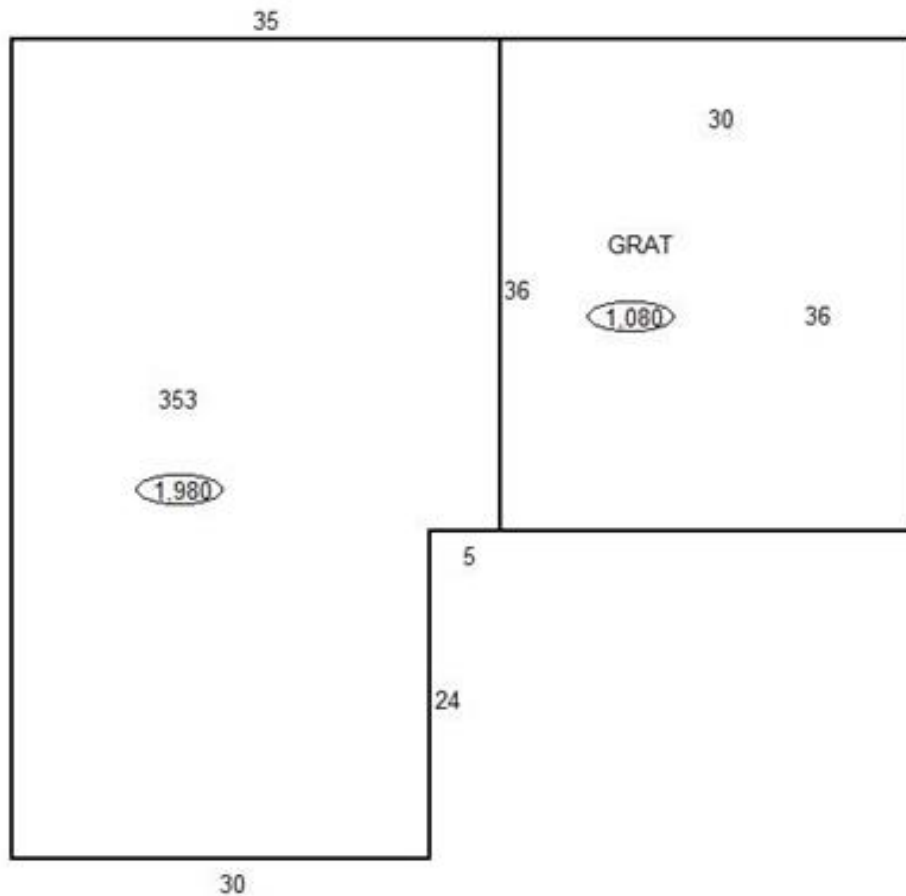
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	353	1,980	1.000	1,980
2	O	GRAT		13	GRAT	1,080	1.000	1,080
Total Building Area						1,980		1,980



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Account 300005553
Parcel ID 1070-00-231-015-0-001-00
Cadastral ID 1070-231-015-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name TEXOMA MEDICAL SERVICES

Building Data

Building ID 116
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,980
Average Perimeter 190
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1967
Effective Age 50
Construction Class 1 - Residential Stud Frame
Quality 4 - Good
Condition 3.75 - Average
Exterior Wall 88 - Stud Metal Siding
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 63.53
Wall Cost 28.74
HVAC Cost 14.56
Basement Cost 0.00
Total Base Cost 106.83
Total Area 1,980
Base RCN 211,523
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 211,523
Physical Depreciation 73%
Functional Depreciation
Total Depreciation 73% (154,412)
Total RCNLD 57,111
Lump Sums
Total Building Value 57,111 \$ 28.84 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	30x45x0	Concrete		1,350
	Qual 3	Cond 3	Year 1970	Eff Age 56		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.03 x 1,350)			5,441 4,353	1,088



GRAT	Garage - Attached 1967	30x36x10	Concrete	Formed Metal	1,080
Qual 4	Cond 4	Year 1967	Eff Age 47		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (38.68 x 1,080)			41,774 28,824	12,950

Total Site Improvement Value 14,038