




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:08:49
 Page 1

Assessment Data					Primary Image																																																																																																																			
Account 300005555 Parcel ID 1070-00-231-016-0-001-00 Cadastral ID 1070-231-016-00-0-001-00 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 00510 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0016 / 0231 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-231-015-0-001-00 02/24/2025</p>																																																																																																																			
Legal Description Lat/Long: 36.83782155 -99.62494577 MILLERS ADD BLOCK 231 LOTS 16-18-20-22-24 BOOK 704 PAGE 304 (2014)																																																																																																																								
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Date 02/06/2026
 Time 07:08:50
 Page 2

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 6344</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 7,930.00 x .80 = 6,344</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,344</p>	 <p>1070-00-231-015-0-001-00 02/24/25</p>
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 2,904</p> <p>Total Base Value 507,910</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 507,910</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 289,509</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 289,509</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 3,807</p> <p>Total Improvement Value 293,316</p> <p>Land Value 6,344</p> <p>Cost Approach Value 299,660 103.19/SqFt</p>	<p>Image ID 32104</p> <p>Image Date 2/24/2025</p> <p>Name 001.JPG</p> <p>Description FRONT OF BUILDING</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 3,807</p> <p>Land Value 6,344</p> <p>Total Appraised Value 299,660 103.19/SqFt</p>



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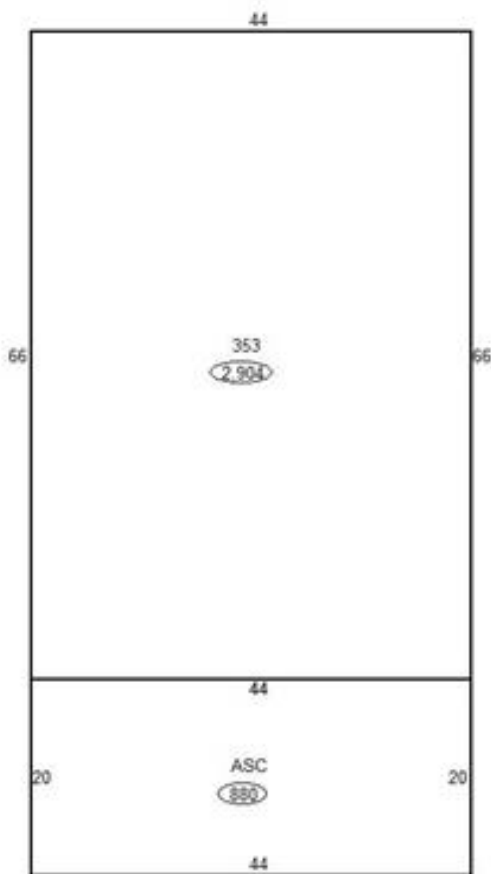
Date 02/06/2026

Time 07:08:50

Page 3

Sketch Image

300005555



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	353	2,904	1.000	2,904
2	O	ASC		13	ASC	880	1.000	880
Total Building Area						2,904		2,904



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Page 4

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Parcel ID 1070-00-231-016-0-001-00
Cadastral ID 1070-231-016-00-0-001-00

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

Building Data

Building ID 117
Building Sequence 1
Occupancy 1 353 Retail Store 34%
Occupancy 2 511 Drug Store 33%
Occupancy 3 350 Restaurant 33%
Total Floor Area 2,904
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1970
Effective Age 34
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 5 - Very Good
Condition 5 - Very Good
Exterior Wall 15 - Concrete Block, Textured Face
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 001.JPG
Image Date 2/24/2025
Image Name 001.JPG
Description FRONT OF BUILDING

Cost Calculations

Appraisal Zone 3
Zone Description VI AREA 3
Base Cost 109.16
Wall Cost 45.75
HVAC Cost 19.99
Basement Cost 0.00
Total Base Cost 174.90
Total Area 2,904
Base RCN 507,910
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 507,910
Physical Depreciation 43%
Functional Depreciation
Total Depreciation 43% (218,401)
Total RCNLD 289,509
Lump Sums
Total Building Value 289,509 \$ 99.69 Per SqFt



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Page 5

300005555

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	20x44x12	Concrete	Formed Metal	880
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (4.09 x 880)			3,599	2,879	720
	PACN	Paving - Concrete / PARKING LOT	68x56x0	Concrete		3,808
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (3.77 x 3,808)			14,356	11,485	2,871
	PACN	Paving - Concrete/ FRONT SIDEWALK	23x8x0	Concrete		184
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (5.86 x 184)			1,078	862	216
Total Site Improvement Value						3,807