



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:23
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Assessment Data					Primary Image																																																																																																																				
Account 300005589 Parcel ID 1070-00-248-002-0-001-00 Cadastral ID 1070-248-002-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14830 HTC INVESTMENTS & HOLDINGS LLC PO BOX 348 BUFFALO OK 73834-0000 Parcel Location Situs 00624 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0248 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-248-002-0-001-00 02/24/25</p>																																																																																																																				
BUILDING 2/24/2025																																																																																																																									
Legal Description Lat/Long: 36.83743363 -99.62613628 MILLERS ADD BLOCK 248 LOTS 2-4-6-8;E 60' OF 1-3-5-7					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																																																																																																											
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 12800</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 16,000.00 x .80 = 12,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 12,800</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 789</p> <p>Total Base Value 122,626</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 122,626</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 24,525</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 24,525</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 15,618</p> <p>Total Improvement Value 40,143</p> <p>Land Value 12,800</p> <p>Cost Approach Value 52,943 67.10/SqFt</p>	<p>Image Information</p> <p>Image ID 32217</p> <p>Image Date 2/24/2025</p> <p>Name 001.JPG</p> <p>Description 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 15,618</p> <p>Land Value 12,800</p> <p>Total Appraised Value 52,943 67.10/SqFt</p>	



Harper

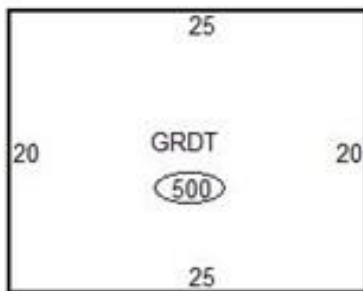
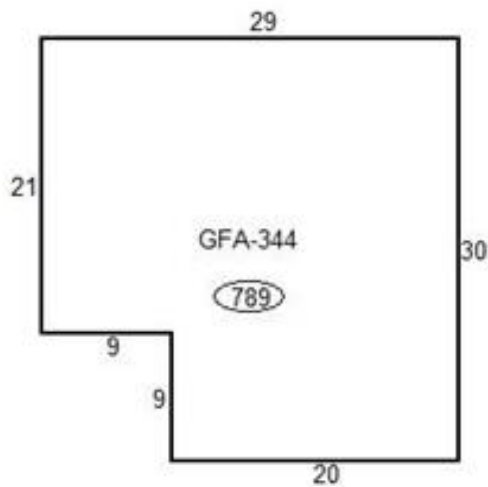
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Sketch Image

300005589



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	GFA-344	789	1.000	789
2	O	GRDT		13	GRDT	500	1.000	500
Total Building Area						789		789



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Account 300005589
Parcel ID 1070-00-248-002-0-001-00
Cadastral ID 1070-248-002-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name HTC INVESTMENTS & HOLDINGS LLC

Building Data

Building ID 118
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 789
Average Perimeter 118
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1965
Effective Age 61
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2.5 - Fair
Condition 3 - Average
Exterior Wall 110 - Single Wall-Boards on Wood
Heating/Cooling 9 - Ind Thu-Wall Heat Pump
Roof Type Flat
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 84.59
Wall Cost 60.30
HVAC Cost 10.53
Basement Cost 0.00
Total Base Cost 155.42
Total Area 789
Base RCN 122,626
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 122,626
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (98,101)
Total RCNLD 24,525
Lump Sums
Total Building Value 24,525 \$ 31.08 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>1070-00-248-002-0-001-00 5589 05/04/2021</p>	UHRV	RV HOOKUP RV HOOKUPS #4	0x0x0			4	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD	
Base Cost (2,392.75 x 4)				9,571	6,700	2,871	
	GRDT	Garage - Detached	32x21x8	Base	Formed Metal	672	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (33.47 x 672)				22,492	13,945	8,547
 <p>1070-00-248-002-0-001-00 5589 05/04/2021</p>	PAVA	Paving - Asphalt / PARKING LOT	100x100x0	Gravel		10,000	
	Qual	2	Cond 2	Year 1990	Eff Age 43		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.10 x 10,000)				21,000	16,800	4,200	
Total Site Improvement Value						15,618	