



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:09:24  
 Page 1

Assessment Data				Primary Image						
Account	300005590			<p>1070-00-248-009-0-001-00 02/24/25</p>						
Parcel ID	1070-00-248-009-0-001-00									
Cadastral ID	1070-248-009-00-0-001-00									
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	00610 N HOY ST									
Subdivision	MILLER'S ADDN									
Lot/Block	0009 / 0248	Parcel Size	9 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG\MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.83717429 -99.62669155				Building Permits						
MILLERS ADD. BLOCK 248 LOTS 9 THRU 16-N 9' OF 17-18				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	7,739	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	175,574	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	183,313	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	2025-300005590	TOWN OF BUFFALO			201	183,313	0		.00	
2024	2024-300005590	TOWN OF BUFFALO			201	180,050	0		.00	
2023	2023-300005590	TOWN OF BUFFALO			201	165,094	0		.00	
2022	2022-300005590	TOWN OF BUFFALO			201	127,330	0		.00	
2021	2021-300005590	TOWN OF BUFFALO			201		0		.00	
2020	2020-300005590	TOWN OF BUFFALO			201		0		.00	
2019	2019-0005590	TOWN OF BUFFALO			201				.00	
2018	2018-0005590	TOWN OF BUFFALO			201				.00	
2017	2017-0005590	TOWN OF BUFFALO			201				.00	
2016	2016-0005590	TOWN OF BUFFALO			201				.00	
2015	2015-0005590	TOWN OF BUFFALO			201				.00	
2014	2014-0005590	TOWN OF BUFFALO			201				.00	
2013	2013-0005590	TOWN OF BUFFALO			201				.00	



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 Time 07:09:24  
 Page 2

Lot Data		Primary Image	
Lot Size	x	<p>1070-00-248-009-0-001-00            5590 05/04/2021</p>	
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	4 BUFFALO ORIGMILLERS		
Value Method	Square-Foot		
Base Lot Value	25,796.00 x .30 = 7,739		
Factor Value	0		
Adjustments			
Lot Value	7,739		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	32219
Total Building Area	6,152	Image Date	2/24/2025
Total Base Value	845,469	Name	001.JPG
Modifier Value		Description	TOWN HALL / AWNING
Misc Improvements			
Replacement Cost New	845,469		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	169,094		
Economic Depreciation			
RCNLD (All Sources)	169,094		
Depreciated Improvements			
Outbuilding Value	6,091		
Total Improvement Value	175,185		
Land Value	7,739		
Cost Approach Value	182,924 29.73/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	6,091
Miscellaneous Income		Land Value	7,739
Effective Gross Income (EGI)		Total Appraised Value	182,924 29.73/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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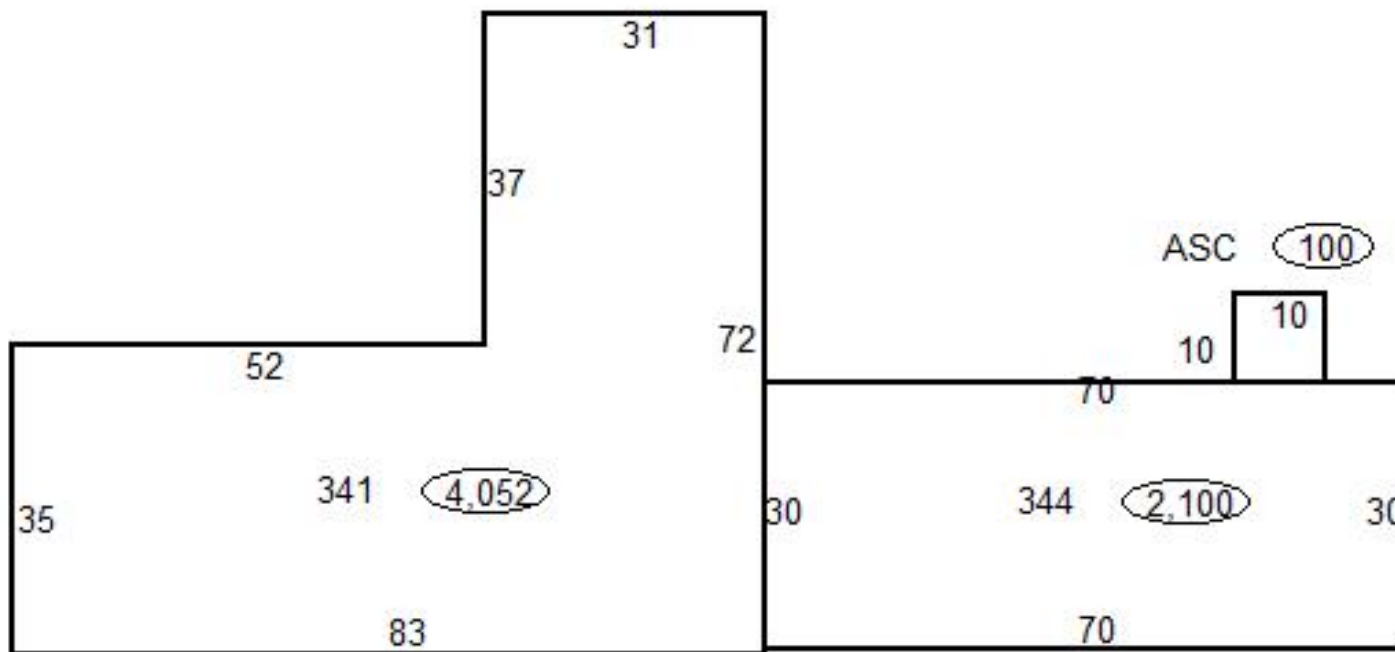
Date 02/06/2026

Time 07:09:24

Page 3

Sketch Image

300005590



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		30	344	2,100	1.000	2,100
2	O	ASC		30	ASC	100	1.000	100
3	C	341		30	341	4,052	1.000	4,052
<b>Total Building Area</b>						<b>6,152</b>		<b>6,152</b>



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Date 02/06/2026  
Time 07:09:24  
Page 4

Account 300005590  
Parcel ID 1070-00-248-009-0-001-00  
Cadastral ID 1070-248-009-00-0-001-00

Tax Area Code 201  
Property Class E  
Owners Name TOWN OF BUFFALO

### Building Data

Building ID 357  
Building Sequence 1  
Occupancy 1 344 Office Building 35%  
Occupancy 2 341 Medical Office 65%  
Occupancy 3  
Total Floor Area 6,152  
Average Perimeter 510  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1970  
Effective Age 56  
Construction Class 1 - Residential Stud Frame  
Quality 3.25 - Average  
Condition 3 - 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

1070-00-248-009-0-001-00  
5590 05/04/2021



### Image Information

Image Name 5590\_3.JPG  
Image Date 5/14/2021  
Image Name 5590\_3.JPG  
Description CLINIC

### Cost Calculations

Appraisal Zone 3  
Zone Description VI AREA 3  
Base Cost 87.53  
Wall Cost 35.63  
HVAC Cost 14.27  
Basement Cost 0.00  
Total Base Cost 137.43  
Total Area 6,152  
Base RCN 845,469  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 845,469  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (676,375)  
Total RCNLD 169,094  
Lump Sums  
Total Building Value 169,094 \$ 27.49 Per SqFt



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Date 02/06/2026

Time 07:09:24

Page 5

300005590

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing - Drive Up	12x12x10	Gravel	Formed Metal	100
	Qual	4	Cond 4	Year 2017	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (5.13 x 100)				513	103	410
	PAVA	Paving - Asphalt / PARKING LOT	230x50x0	Gravel		11,500
	Qual	3.25	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (2.47 x 11,500)				28,405	22,724	5,681
<b>Total Site Improvement Value</b>						<b>6,091</b>