



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:10:27
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Assessment Data					Primary Image																																																																																																																				
Account 300005656 Parcel ID 1070-00-270-002-0-001-00 Cadastral ID 1070-270-002-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 24678 DRAKE, DANE & DEVIN WEDER PO BOX 281 BUFFALO OK 73834- Parcel Location Situs 00722 NE FIRST ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0270 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-270-002-0-001-00 02/26/24</p> <p>OPEN FACE SHED 3/4/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.84127874 -99.62700250 MILLERS ADD. BLOCK 270 LOTS 2-4-6																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 10260</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 12,825.00 x .80 = 10,260</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 10,260</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 651</p> <p>Total Improvement Value 651</p> <p>Land Value 10,260</p> <p>Cost Approach Value 10,911</p>	<p>Image ID 29102</p> <p>Image Date 3/4/2024</p> <p>Name 001.JPG</p> <p>Description OPEN FACE SHED</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 651</p> <p>Land Value 10,260</p> <p>Total Appraised Value 10,911</p>	



Harper

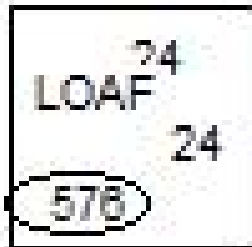
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Sketch Image

300005656



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	LOAF		50	LOAF	576	1.000	576

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	OPEN SHED	24x24x8		Galvanized Metal	576
	Qual	3	Cond 3	Year 1970	Eff Age 56	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.65 x 576)				3,254	2,603	651
Total Site Improvement Value						651