



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:10:33  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300005662 <b>Parcel ID</b> 1070-00-271-007-0-002-00 <b>Cadastral ID</b> 1070-271-007-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14519 DALEY, ROBERTA L. REV LIVING TRUST TRUSTEE: ROBERTA L. DALEY  P O BOX 393 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00702 N HOY ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0007 / 0271 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG\MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-271-007-0-002-00 02/24/25</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.84110893 -99.63149866 MILLERS ADD BLOCK 271 LOTS E 17.5' OF 7-9-11; ALL 8-10-12																																																																																																																				
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <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 7050</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 8,813.00 x .80 = 7,050</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 7,050</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 3,840</p> <p>Total Base Value 321,331</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 321,331</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 64,266</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 64,266</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,601</p> <p>Total Improvement Value 65,867</p> <p>Land Value 7,050</p> <p>Cost Approach Value 72,917 18.99/SqFt</p>		<p><b>Image Information</b></p> <p>Image ID 32236</p> <p>Image Date 2/24/2025</p> <p>Name 001.JPG</p> <p>Description BUILDING / DRIVEWAY</p>
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 1,601</p> <p>Land Value 7,050</p> <p>Total Appraised Value 72,917 18.99/SqFt</p>	



Harper

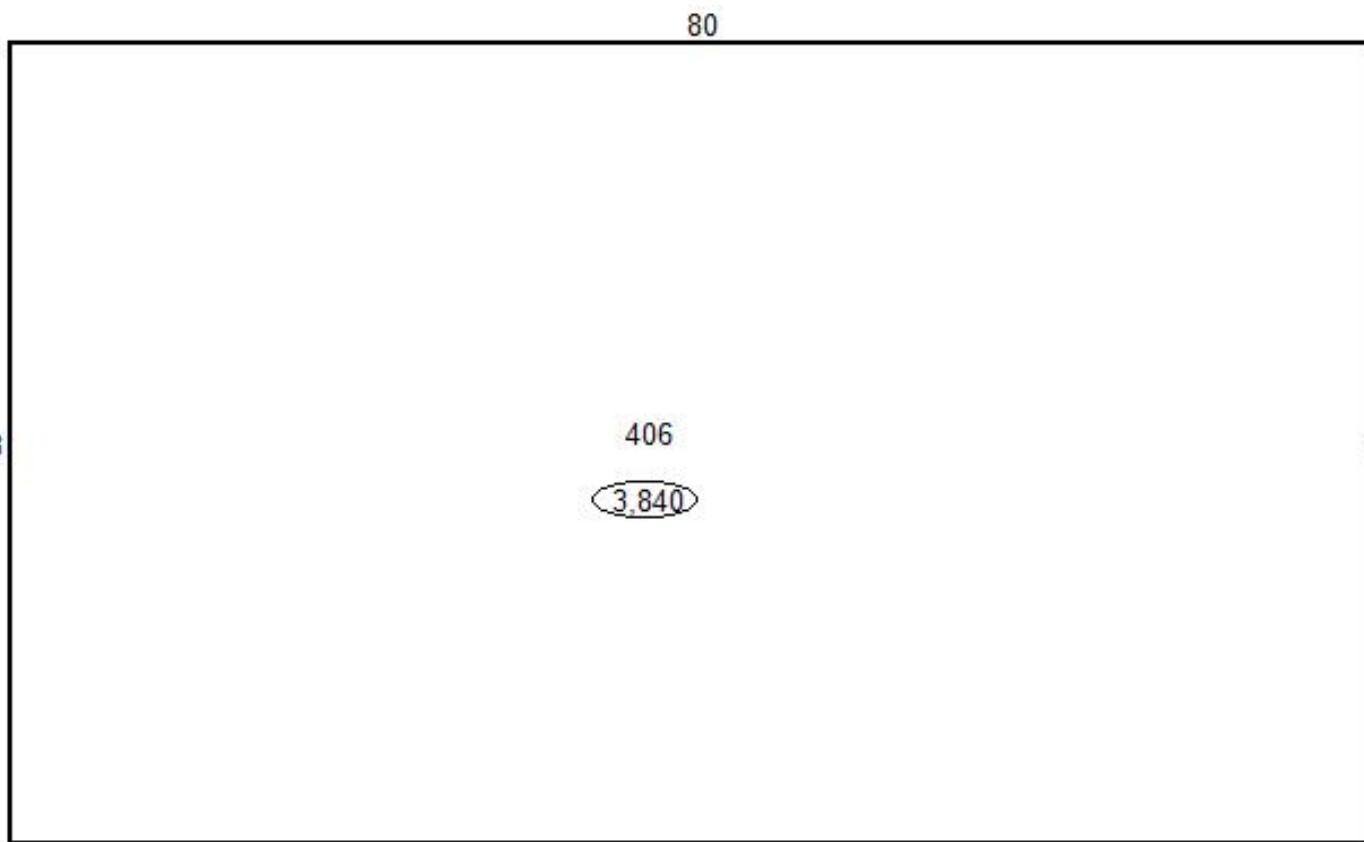
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Sketch Image

300005662



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	3,840	1.000	3,840
<b>Total Building Area</b>						3,840		3,840



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Account 300005662  
Parcel ID 1070-00-271-007-0-002-00  
Cadastral ID 1070-271-007-00-0-002-00

Tax Area Code 201  
Property Class UC  
Owners Name DALEY, ROBERTA L. REV LIVING TRUST

### Building Data

Building ID 122  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,840  
Average Perimeter 256  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1960  
Effective Age 92  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2 - Fair  
Condition 1 - Low  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Tar & Gravel

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 38.22  
Wall Cost 35.33  
HVAC Cost 10.13  
Basement Cost 0.00  
Total Base Cost 83.68  
Total Area 3,840  
Base RCN 321,331  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 321,331  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (257,065)  
Total RCNLD 64,266  
Lump Sums  
Total Building Value 64,266 \$ 16.74 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete/ PARKING AREA	60x25x0	Concrete		1,500
	Qual 2	Cond 2	Year 1960	Eff Age 79		
	<b>Valuation Summary</b> Base Cost (3.57 x 1,500)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
				5,355	4,284	1,071
 <p>1070-00-271-007-0-002-00 #5662 5-4-2021</p>	PACN	Paving - Concrete / SIDE	80x8x0	Concrete		640
	Qual 3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b> Base Cost (4.14 x 640)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
				2,650	2,120	530
<b>Total Site Improvement Value</b>						<b>1,601</b>