




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:11:24  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005717 <b>Parcel ID</b> 1090-00-002-019-0-001-00 <b>Cadastral ID</b> 1090-002-019-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14914 REBUFFALO, L.L.C. (WESTERN SKILLED NURSING & THERAPY) %SAVAGE, SAVAGE, & BROWN, INC. P O BOX 22845 OKLAHOMA CITY OK 73123-0000					 <p>1090-00-002-019-0-001-00 02/26/24</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00111 WALNUT DR <b>Subdivision</b> NORTHERN HILLS 1ST ADDN. <b>Lot/Block</b> 0019 / 0002 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100200 - NORTHERN ADDS <b>School District</b> 4-BUFFAL - 4-BUFFALO										NURSING HOME 3/4/2024																																																																																																															
<b>Legal Description</b> Lat/Long: 36.83963744 -99.62512958 NORTHERN HILLS 1ST BLOCK 2 LOTS 19, 20					<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 27886</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 34,858.00 x .80 = 27,886</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 27,886</p>	<p>1090-00-002-019-0-001-00</p> <p>4-9-2020</p> 
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 12,992</p> <p>Total Base Value 1,886,179</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,886,179</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 396,098</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 396,098</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 2,925</p> <p>Total Improvement Value 399,023</p> <p>Land Value 27,886</p> <p>Cost Approach Value 426,909 32.86/SqFt</p>	<p>Image ID 29215</p> <p>Image Date 3/4/2024</p> <p>Name 003.JPG</p> <p>Description NURSING HOME</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 2,925</p> <p>Land Value 27,886</p> <p>Total Appraised Value 426,909 32.86/SqFt</p>



Harper

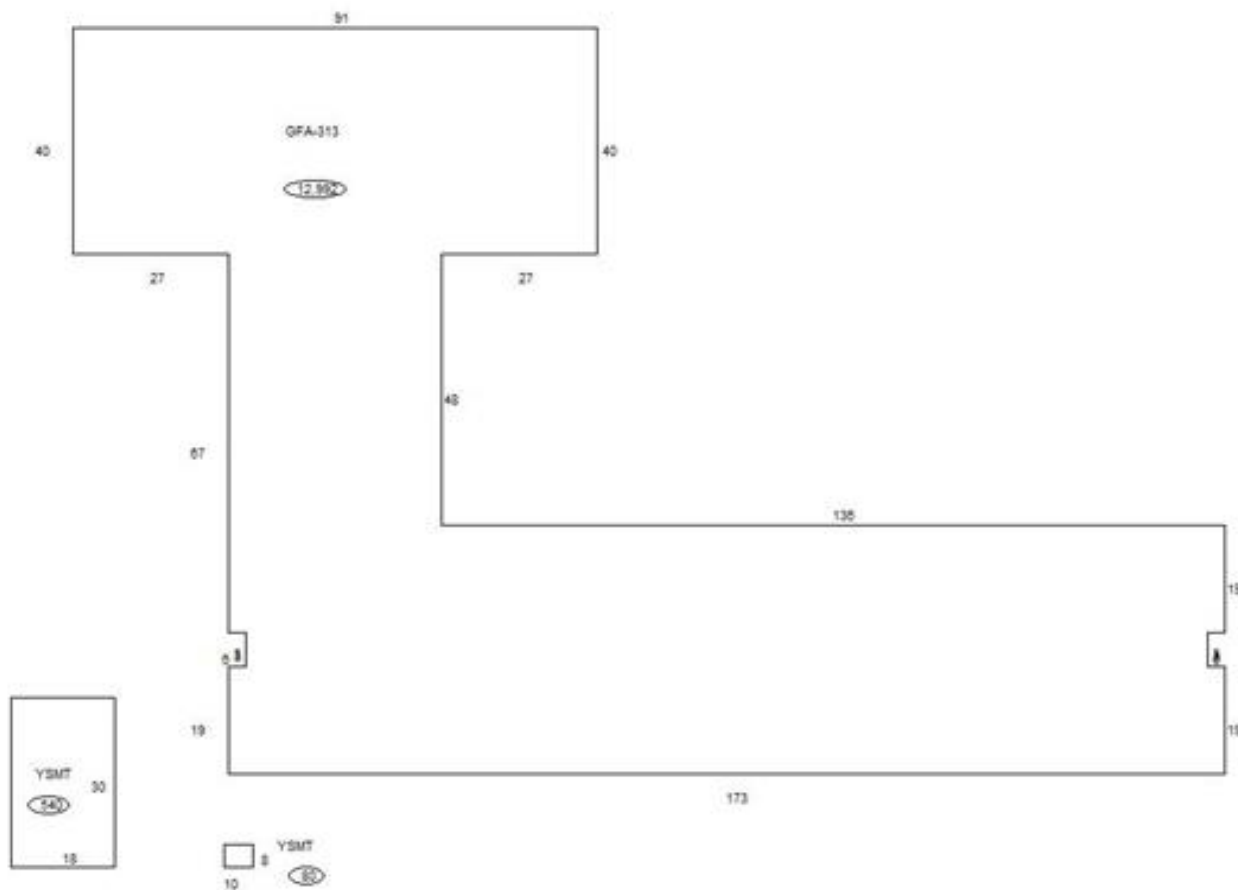
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Sketch Image

300005717



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	313		25	GFA-313	12,992	1.000	12,992
2	O	SHDS		25	YSMT	540	1.000	540
3	O	SHDS		50	YSMT	80	1.000	80
<b>Total Building Area</b>						12,992		12,992



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Account 300005717  
Parcel ID 1090-00-002-019-0-001-00  
Cadastral ID 1090-002-019-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name REBUFFALO, L.L.C.

### Building Data

Building ID 123  
Building Sequence 1  
Occupancy 1 313 Nursing Home (Convalescent Hospital) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 12,992  
Average Perimeter 730  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1970  
Effective Age 52  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2.5 - Fair  
Condition 2 - Fair  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 1090-00-002-019-0-001-00-001-000-001.jpg  
Image Date 6/8/2020  
Image Name 1090-00-002-019-0-001-00-001-000-001.jpg  
Description f:\pictures\1090-00-002-019-0-001-00-001-000-001.jpg

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 111.98  
Wall Cost 21.02  
HVAC Cost 12.18  
Basement Cost 0.00  
Total Base Cost 145.18  
Total Area 12,992  
Base RCN 1,886,179  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,886,179  
Physical Depreciation 79%  
Functional Depreciation  
Total Depreciation 79% (1,490,081)  
Total RCNLD 396,098  
Lump Sums  
Total Building Value 396,098 \$ 30.49 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>1090-00-002-019-0-001-00 4-9-2020</p>	SHDS	Yard Shed - Metal	10x8x6	Dirt	Galvanized Metal	80
	Qual 4	Cond 4	Year 2010	Eff Age 13		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.09 x 80)		1,847	868	979
 <p>1090-00-002-019-0-001-00 4-9-2020</p>	SHDS	Yard Shed - Metal / WHITE BRICK	30x18x8	Concrete	Galvanized Metal	540
	Qual 3	Cond 3	Year 1985	Eff Age 41		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (18.02 x 540)		9,731	7,785	1,946
<b>Total Site Improvement Value</b>						<b>2,925</b>