



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:11:25  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005718 <b>Parcel ID</b> 1091-00-001-001-0-001-00 <b>Cadastral ID</b> 1091-001-001-00-0-001-00 <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																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00113 WALNUT DR <b>Subdivision</b> NORTHERN HILLS 2ND ADDN. <b>Lot/Block</b> 0001 / 0001 <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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84026987 -99.62672222					<b>Building Permits</b> NURSING HOME 3/4/2024																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 13574</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 16,967.00 x .80 = 13,574</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 13,574</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 4,707</p> <p>Total Base Value 648,295</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 648,295</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 129,659</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 129,659</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 129,659</p> <p>Land Value 13,574</p> <p>Cost Approach Value 143,233 30.43/SqFt</p>	<p>Image ID 29217</p> <p>Image Date 3/4/2024</p> <p>Name 001.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</p> <p>Land Value 13,574</p> <p>Total Appraised Value 143,233 30.43/SqFt</p>	



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Sketch Image

300005718



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	313		20	GFA-313	4,707	1.000	4,707
<b>Total Building Area</b>						4,707		4,707



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Parcel ID 1091-00-001-001-0-001-00  
Cadastral ID 1091-001-001-00-0-001-00

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

### Building Data

Building ID 124  
Building Sequence 1  
Occupancy 1 313 Nursing Home (Convalescent Hospital) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,707  
Average Perimeter 332  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1970  
Effective Age 67  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - 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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 105.69  
Wall Cost 20.71  
HVAC Cost 11.33  
Basement Cost 0.00  
Total Base Cost 137.73  
Total Area 4,707  
Base RCN 648,295  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 648,295  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (518,636)  
Total RCNLD 129,659  
Lump Sums  
Total Building Value 129,659 \$ 27.55 Per SqFt