



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:26
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Assessment Data					Primary Image									
Account	300005719													
Parcel ID	1091-00-001-002-0-001-00													
Cadastral ID	1091-001-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	12754													
COUNTY-HARPER														
OK 00000-0000														
Parcel Location														
Situs	00977 N HOY ST													
Subdivision	NORTHERN HILLS 2ND ADDN.													
Lot/Block	0002 / 0001	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84066934 -99.62679144														
NORTHERN HILLS 2ND **HOSPITAL** BLOCK 1 LOTS N 45' OF 2; ALL 3-4- 5														
Building Permits														
<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					
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	8,820	0	12%	0	Assessed	0	0.00					
Year Frozen		Improvements	612,259	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	621,079	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	2025-300005719	COUNTY-HARPER	201	621,079	0		.00							
2024	2024-300005719	COUNTY-HARPER	201	8,820	0		.00							
2023	2023-300005719	COUNTY-HARPER	201	8,820	0		.00							
2022	2022-300005719	COUNTY	201	8,820	0		.00							
2021	2021-300005719	COUNTY	201	8,820	0		.00							
2020	2020-300005719	COUNTY	201	8,820	0		.00							
2019	2019-0005719	COUNTY	201	8,820			.00							
2018	2018-0005719	COUNTY	201	8,820			.00							
2017	2017-0005719	COUNTY	201	8,820			.00							
2016	2016-0005719	COUNTY	201	7,560			.00							
2015	2015-0005719	COUNTY	201	7,560			.00							
2014	2014-0005719	COUNTY	201	7,560			.00							
2013	2013-0005719	COUNTY	201	7,560			.00							



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 8820</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 5 BUFFALO NORTHERN ADD</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 25,200.00 x .35 = 8,820</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 8,820</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 12,045</p> <p>Total Base Value 2,894,031</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 2,894,031</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 578,807</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 578,807</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 3,630</p> <p>Total Improvement Value 582,437</p> <p>Land Value 8,820</p> <p>Cost Approach Value 591,257 49.09/SqFt</p>	<p>Image ID 29259</p> <p>Image Date 4/1/2024</p> <p>Name 001.JPG</p> <p>Description METAL YARD SHED / SMALL 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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 3,630</p> <p>Land Value 8,820</p> <p>Total Appraised Value 591,257 49.09/SqFt</p>	



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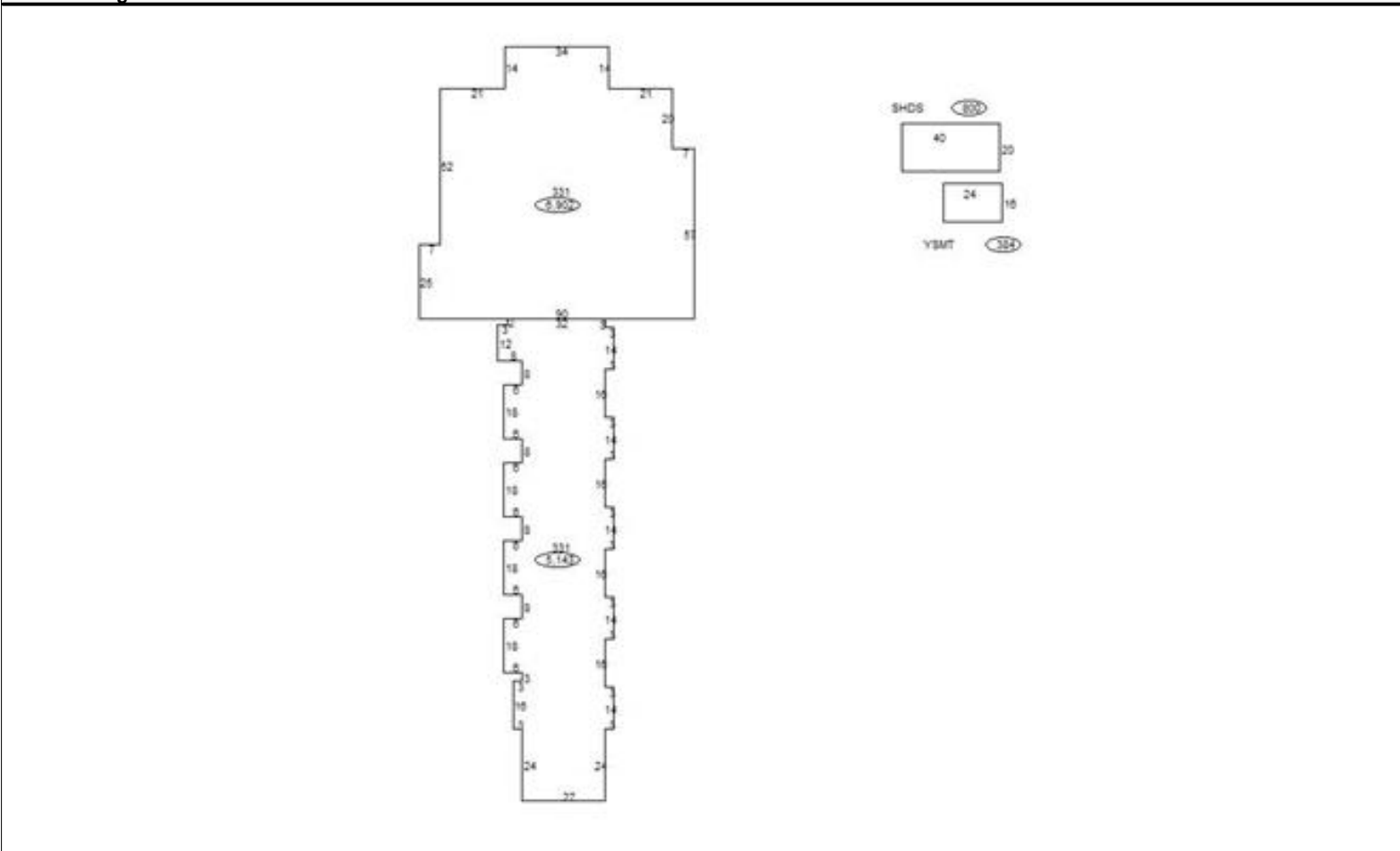
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Sketch Image

300005719



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	331		40	331	5,143	1.000	5,143
2	C	331		40	331	6,902	1.000	6,902
3	O	SHDS		50	YSMT	384	1.000	384
4	O	SHDS		50	SHDS	800	1.000	800
Total Building Area						12,045		12,045



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Account 300005719
Parcel ID 1091-00-001-002-0-001-00
Cadastral ID 1091-001-002-00-0-001-00

Tax Area Code 201
Property Class E
Owners Name COUNTY-HARPER

Building Data

Building ID 512
Building Sequence 1
Occupancy 1 331 Hospital 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,143
Average Perimeter 476
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1965
Effective Age 61
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition Roll

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 196.24
Wall Cost 45.38
HVAC Cost 11.65
Basement Cost 0.00
Total Base Cost 253.27
Total Area 5,143
Base RCN 1,302,568
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 1,302,568
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (1,042,054)
Total RCNLD 260,514
Lump Sums
Total Building Value 260,514 \$ 50.65 Per SqFt



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Account 300005719
Parcel ID 1091-00-001-002-0-001-00
Cadastral ID 1091-001-002-00-0-001-00

Tax Area Code 201
Property Class E
Owners Name COUNTY-HARPER

Building Data

Building ID 513
Building Sequence 2
Occupancy 1 331 Hospital 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,902
Average Perimeter 362
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1960
Effective Age 66
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 5 - Brick with Block Back-up
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

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 193.21
Wall Cost 25.72
HVAC Cost 11.65
Basement Cost 0.00
Total Base Cost 230.58
Total Area 6,902
Base RCN 1,591,463
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 1,591,463
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (1,273,170)
Total RCNLD 318,293
Lump Sums
Total Building Value 318,293 \$ 46.12 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	24x16x8	Dirt	Galvanized Metal	384
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (13.18 x 384)			5,061	4,049	1,012
	SHDS	Shed - Small	40x20x8	Concrete	Galvanized Metal	800
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (16.36 x 800)			13,088	10,470	2,618
Total Site Improvement Value						3,630