




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:59
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Assessment Data				Primary Image					
Account	300005754			 <p>1199-01-27N-23W-3-002-00 2/25/2022 ACCT. #5754</p>					
Parcel ID	1199-01-27N-23W-3-002-00								
Cadastral ID	1199-27N-23W-01-3-002-00								
Property Type	REAL - Real Property								
Property Class	E	VI Area	3						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	12369								
STATE OF OKLAHOMA									
OK 00000-0000									
Parcel Location									
Situs	127N23W								
Subdivision	OUTLYING AREA--BUFFALO								
Lot/Block	/	Parcel Size	.07 - Acres						
Sec/Twn/Rng	1 / 27 / 23 / 3								
Neighborhood	119900 - OUTLYING AREA BUFF								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description				Building Permits					
Lat/Long:				Number Description Opened Closed Amount					
OUTLYING AREAS TO THE TOWN OF BUFFALO SEC.1-27-23 TRACT IN 3 .07 ACRES									
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	915	0	12%	0	Assessed	0	0.00
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	915	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	2025-300005754	STATE OF OKLAHOMA	201	915	0		.00		
2024	2024-300005754	STATE OF OKLAHOMA	201	915	0		.00		
2023	2023-300005754	STATE OF OKLAHOMA	201	915	0		.00		
2022	2022-300005754	STATE OF OKLAHOMA	201		0		.00		
2021	2021-300005754	STATE OF OKLAHOMA	201		0		.00		
2020	2020-300005754	STATE	201		0		.00		
2019	2019-0005754	STATE	201				.00		
2018	2018-0005754	STATE	201				.00		
2017	2017-0005754	STATE	201				.00		
2016	2016-0005754	STATE	201				.00		
2015	2015-0005754	STATE	201				.00		
2014	2014-0005754	STATE	201				.00		
2013	2013-0005754	STATE	201				.00		



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0.07</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 8 OUTLYING AREA</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 3,049.20 x .30 = 915</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 915</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</p> <p>Total Improvement Value</p> <p>Land Value 915</p> <p>Cost Approach Value 915</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</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</p> <p>Land Value 915</p> <p>Total Appraised Value 915</p>	