



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:29:25  
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Assessment Data				Primary Image						
Account	300006943									
Parcel ID	4020-00-022-001-0-001-00									
Cadastral ID	4020-022-001-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	3							
Tax Area	204 - 1T-2-ROSSTON-C									
Name ID	14334									
METHODIST CHURCH										
BUFFALO OK 73834-0000										
Parcel Location										
Situs	00201 SECOND ST									
Subdivision	ROSS 2ND ADDN									
Lot/Block	0001 / 0022	Parcel Size	24 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	400100 - ROSSTON/MULTI									
School District	1-LAVERN - 1-LAVERNE									
Legal Description Lat/Long: 36.79933670 -99.99451689				CHURCH 4/7/2025						
ROSS 2ND ADD BLOCK 22 ALL BLOCK				Building Permits						
				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	67.190	Current Tax	
Remove Cap		Land Value	9,450	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	106,638	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	116,088	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	2025-300006943	METHODIST CHURCH			204	116,088	0		.00	
2024	2024-300006943	METHODIST CHURCH			204	131,689	0		.00	
2023	2023-300006943	METHODIST CHURCH			204	123,278	0		.00	
2022	2022-300006943	METHODIST CHURCH			204	103,448	0		.00	
2021	2021-300006943	METHODIST CHURCH			204	9,450	0		.00	
2020	2020-300006943	METHODIST CHURCH			204	9,450	0		.00	
2019	2019-0006943	METHODIST CHURCH			204	9,450			.00	
2018	2018-0006943	METHODIST CHURCH			204	9,450			.00	
2017	2017-0006943	METHODIST CHURCH			204	9,450			.00	
2016	2016-0006943	METHODIST CHURCH			204	9,450			.00	
2015	2015-0006943	METHODIST CHURCH			204	9,450			.00	
2014	2014-0006943	METHODIST CHURCH			204	9,450			.00	
2013	2013-0006943	METHODIST CHURCH			204	9,450			.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</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 18 ROSS ORIG/ADDS</p> <p>Value Method Lot</p> <p>Base Lot Value 135,000.00 x .07 = 9,450</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 9,450</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 5,923</p> <p>Total Base Value 526,851</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 526,851</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 105,370</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 105,370</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 933</p> <p>Total Improvement Value 106,303</p> <p>Land Value 9,450</p> <p>Cost Approach Value 115,753 19.54/SqFt</p>	<p>Image ID 32378</p> <p>Image Date 4/7/2025</p> <p>Name 001.JPG</p> <p>Description CHURCH</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 933</p> <p>Land Value 9,450</p> <p>Total Appraised Value 115,753 19.54/SqFt</p>



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	309		20	309	5,923	1.000	5,923
<b>Total Building Area</b>						5,923		5,923



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Account 300006943  
Parcel ID 4020-00-022-001-0-001-00  
Cadastral ID 4020-022-001-00-0-001-00

Tax Area Code 204  
Property Class E  
Owners Name METHODIST CHURCH

### Building Data

Building ID 340  
Building Sequence 1  
Occupancy 1 309 Church 50%  
Occupancy 2 173 Church Educational Wing 50%  
Occupancy 3  
Total Floor Area 5,923  
Average Perimeter 444  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1970  
Effective Age 78  
Construction Class 1 - Residential Stud Frame  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 96 - Stud Walls-Wood Siding  
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 001.JPG  
Image Date 4/7/2025  
Image Name 001.JPG  
Description CHURCH

### Cost Calculations

Appraisal Zone 3  
Zone Description VI AREA 3  
Base Cost 59.67  
Wall Cost 16.66  
HVAC Cost 12.62  
Basement Cost 0.00  
Total Base Cost 88.95  
Total Area 5,923  
Base RCN 526,851  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 526,851  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (421,481)  
Total RCNLD 105,370  
Lump Sums  
Total Building Value 105,370 \$ 17.79 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	110x4x0	Concrete		440
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.17 x 440)				1,835	1,468	367
	PACN	Paving - Concrete / WEST SIDEWALK	40x4x0	Concrete		160
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (6.21 x 160)				994	795	199
	PACN	Paving - Concrete / NORTH SIDEWALK	72x4x0	Concrete		288
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.36 x 288)				1,256	1,005	251
	PACN	Paving - Concrete / STEPS	10x10x0	Concrete		79
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (7.37 x 79)				582	466	116
<b>Total Site Improvement Value</b>						<b>933</b>