



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																															
Account 300009668 Parcel ID 1070-00-128-018-0-001-00 Cadastral ID 1070-128-018-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 13399 WEDER, PAMELA S. P O BOX 370 BUFFALO OK 73834-0000 Parcel Location Situs 4T BUFFALO Subdivision MILLER'S ADDN Lot/Block 0018 / 0128 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																				
Legal Description Lat/Long: 36.83512231 -99.63342631 MILLERS ADD BLK 128 LOTS 18; N 6' OF 20																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 2480</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 3,100.00 x .80 = 2,480</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,480</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,515</p> <p>Total Base Value 258,762</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 258,762</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 64,690</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 64,690</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 306</p> <p>Total Improvement Value 64,996</p> <p>Land Value 2,480</p> <p>Cost Approach Value 67,476 44.54/SqFt</p>	<p>Image Information</p> <p>Image ID 17898</p> <p>Image Date 3/30/2022</p> <p>Name 9668_1.JPG</p> <p>Description 1</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 306</p> <p>Land Value 2,480</p> <p>Total Appraised Value 67,476 44.54/SqFt</p>	



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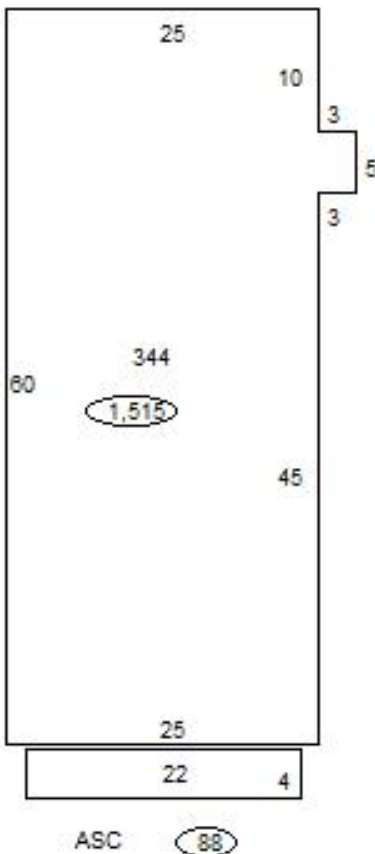
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	1,515	1.000	1,515
2	O	ASC		20	ASC	88	1.000	88
Total Building Area						1,515		1,515



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Account 300009668
Parcel ID 1070-00-128-018-0-001-00
Cadastral ID 1070-128-018-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name WEDER, PAMELA S.

Building Data

Building ID 495
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,515
Average Perimeter 176
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1935
Effective Age 82
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3.25 - Average
Condition 3.5 - Average
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Built/Up Tar

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 4
Zone Description VI AREA 4
Base Cost 89.14
Wall Cost 66.56
HVAC Cost 15.10
Basement Cost 0.00
Total Base Cost 170.80
Total Area 1,515
Base RCN 258,762
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 258,762
Physical Depreciation 75%
Functional Depreciation
Total Depreciation 75% (194,072)
Total RCNLD 64,690
Lump Sums
Total Building Value 64,690 \$ 42.70 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>1070-00-128-018-0-001-00</p>	ASC	Awing/Shelter/Carport	22x4x0		Formed Metal	88
	Qual 3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.09 x 88)				360	54	306
Total Site Improvement Value						306