



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:32:31
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Assessment Data					Primary Image									
Account	300010783													
Parcel ID	1070-00-091-025-0-002-00													
Cadastral ID	1070-091-025-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	16470													
DAVIS, KAYLA D.														
910 NW 19TH ST. GUYMON OK 73942-0000														
Parcel Location														
Situs	W. BROAD ST.													
Subdivision	MILLER'S ADDN													
Lot/Block	0025 / 0091	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.82929890 -99.63827062														
MILLERS ADD. BLOCK 91 LOTS: E 49' OF 25 & 27 BOOK 749 PAGE 735														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor		Date	Price	Code									
749/735	BAYNE, BOB & CAROL		12/20/2019	5,000	Q									
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2020	Land Value	1,960	1,960	12%	235	Assessed	1,591	125.28					
Year Frozen		Improvements	14,882	11,302		1,356	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	16,842	13,262		1,591	Total Taxable	1,591	125.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300010783	DAVIS, KAYLA D.			201	16,842	0	1,516	119.00					
2024	2024-300010783	DAVIS, KAYLA D.			201	16,880	0	1,443	118.00					
2023	2023-300010783	DAVIS, KAYLA D.			201	14,830	0	1,375	114.00					
2022	2022-300010783	DAVIS, KAYLA D.			201	10,913	0	1,309	108.00					
2021	2021-300010783	DAVIS, KAYLA D.			201	10,913	0	1,309	108.00					
2020	2020-300010783	DAVIS, KAYLA D.			201	10,913	0	1,309	108.00					
2019	2019-0010783	BAYNE, BOB &			201	11,576		1,088	90.00					
2018	2018-0010783	BAYNE, BOB &			201	11,576		1,037	86.00					
2017	2017-0010783	BAYNE, BOB &			201	10,452		987	82.00					
2016	2016-0010783	BAYNE, BOB &			201	10,877		940	80.00					
2015	2015-0010783	BAYNE, BOB &			201	10,174		896	71.00					
2014	2014-0010783	BAYNE, BOB &			201	10,288		852	68.00					
2013	2013-0010783	BAYNE, BOB &			201	11,530		812	65.00					



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Lot Data	Primary Image	
<p>Lot Size 50 x 49</p> <p>Lot Count</p> <p>Units Buildable 1960</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 2,450.00 x .80 = 1,960</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,960</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 536</p> <p>Total Base Value 60,161</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 60,161</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 12,032</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 12,032</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 12,032</p> <p>Land Value 1,960</p> <p>Cost Approach Value 13,992 26.10/SqFt</p>	<p>Image ID 17333</p> <p>Image Date 2/28/2022</p> <p>Name 10783_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</p> <p>Land Value 1,960</p> <p>Total Appraised Value 13,992 26.10/SqFt</p>	



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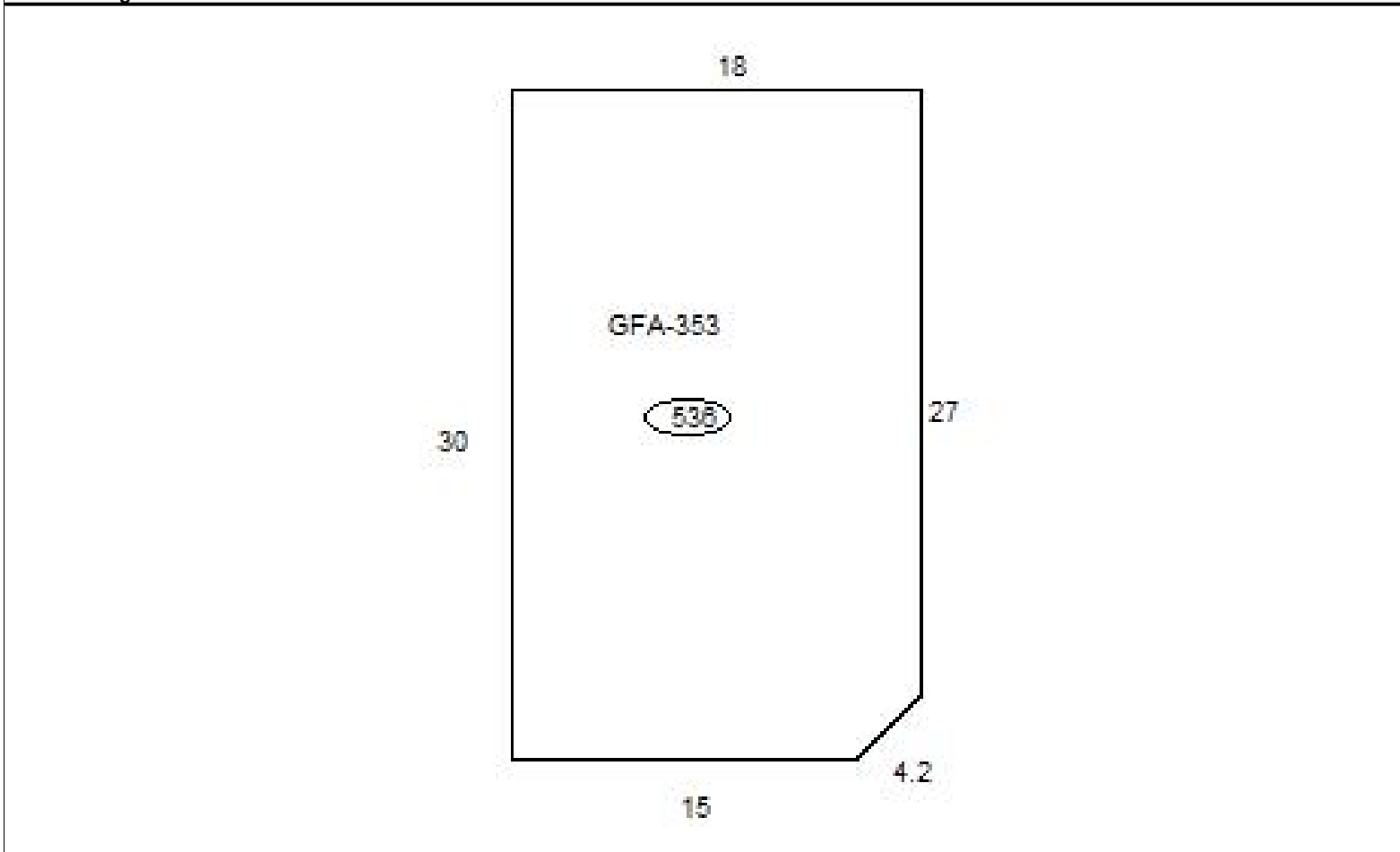
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Sketch Image

300010783



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	536	1.000	536
Total Building Area						536		536



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Account 300010783
Parcel ID 1070-00-091-025-0-002-00
Cadastral ID 1070-091-025-00-0-002-00

Tax Area Code 201
Property Class UC
Owners Name DAVIS, KAYLA D.

Building Data

Building ID 30
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 536
Average Perimeter 94
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1975
Effective Age 71
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 1 - Low
Condition 1 - Low
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 6 - Wall Furnace
Roof Type Hip
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 4
Zone Description VI AREA 4
Base Cost 43.46
Wall Cost 65.32
HVAC Cost 3.46
Basement Cost 0.00
Total Base Cost 112.24
Total Area 536
Base RCN 60,161
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 60,161
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (48,129)
Total RCNLD 12,032
Lump Sums
Total Building Value 12,032 \$ 22.45 Per SqFt