




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:34:17  
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Assessment Data					Primary Image																																																																												
<b>Account</b> 300011212 <b>Parcel ID</b> 1070-00-188-001-0-003-00 <b>Cadastral ID</b> 1070-188-001-00-0-003-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 25638 HARRIS, JOHN H. AND CHRISTI REIGN HALL  PO BOX 194 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00311 NE SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0188 <b>Parcel Size</b> 8.8 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-188-001-0-003-00_001.JPG 3/4/2024</p>																																																																												
<b>Legal Description</b> Lat/Long: 36.83515925 -99.63017259 MILLERS ADDITION TRACT IN BLOCK 188 CONT. 0.7712 BOOK 785 PAGE 149																																																																																	
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable	26874		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	7 BUFFALOMILLERS COM		
Value Method	Square-Foot		
Base Lot Value	33,592.00 x .80 = 26,874		
Factor Value	0		
Adjustments			
Lot Value	26,874		
Cost Approach			
Manual Date	07/2025	Image ID	28761
Total Building Area	13,072	Image Date	3/4/2024
Total Base Value	239,087	Name	001.JPG
Modifier Value		Description	1070-00-188-001-0-003-00_001.JPG
Misc Improvements			
Replacement Cost New	239,087		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	47,817		
Economic Depreciation			
RCNLD (All Sources)	47,817		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	47,817		
Land Value	26,874		
Cost Approach Value	74,691	5.71/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	26,874
Effective Gross Income (EGI)		Total Appraised Value	74,691 5.71/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

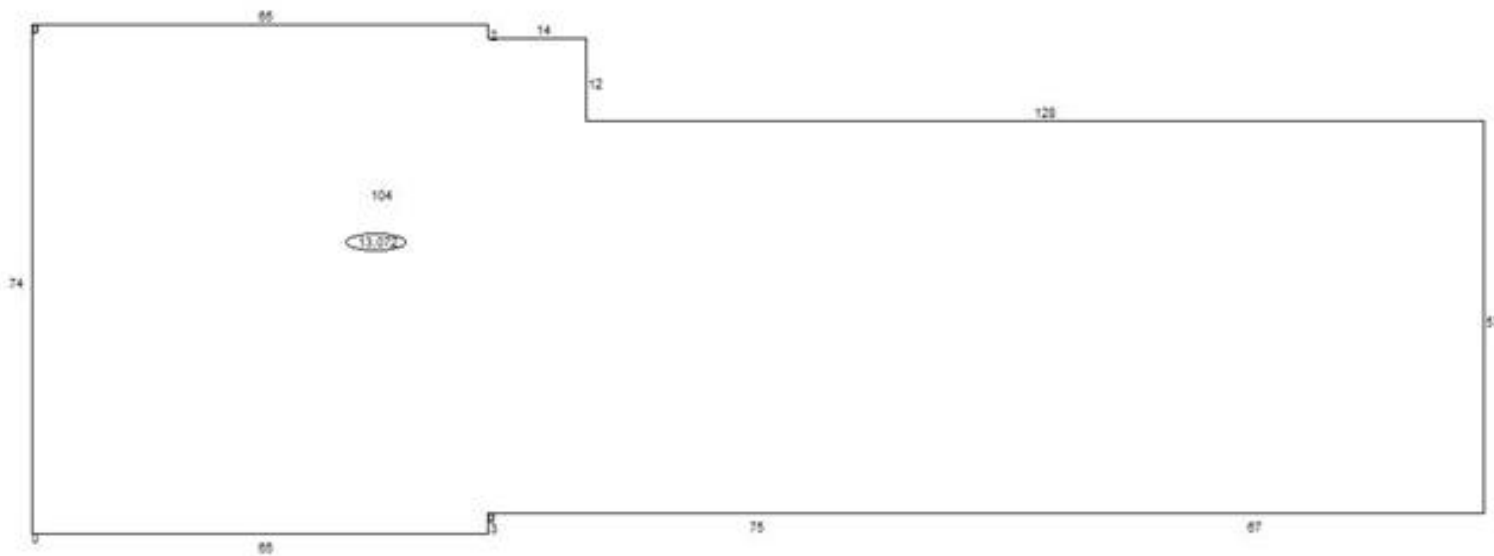
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Sketch Image

300011212



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	104		20	104	13,072	1.000	13,072
<b>Total Building Area</b>						13,072		13,072



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Account 300011212  
Parcel ID 1070-00-188-001-0-003-00  
Cadastral ID 1070-188-001-00-0-003-00

Tax Area Code 201  
Property Class UC  
Owners Name HARRIS, JOHN H. AND CHRISTI REIGN HALL

### Building Data

Building ID 108  
Building Sequence 1  
Occupancy 1 104 Commodity Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 13,072  
Average Perimeter 562  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1940  
Effective Age 120  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
Roof Cover Tar & Gravel

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 16.10  
Wall Cost 2.19  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 18.29  
Total Area 13,072  
Base RCN 239,087  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 239,087  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (191,270)  
Total RCNLD 47,817  
Lump Sums  
Total Building Value 47,817 \$ 3.66 Per SqFt