



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image				
Account	300004775								
Parcel ID	1001-00-012-021-0-001-00								
Cadastral ID	1001-012-021-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 1							
Tax Area	201 - 4T-BUFFALO-C								
Name ID	14348								
MORGAN, ROSA LOU									
PO BOX 55									
BUFFALO OK 73834-0000									
Parcel Location					HOUSE 1/6/2023				
Situs	00301 SE FIFTH								
Subdivision	BUFFALO ORIG								
Lot/Block	0021 / 0012	Parcel Size			4 - Lots				
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
BUFFALO ORIG. BLOCK 12 LOTS 21-22-23-24 BOOK 745 PAGE 488									
Lat/Long: 36.91261367 -99.88175642									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	5,601	441.02
Year Frozen		Improvements	42,470	42,470		5,097	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00
TIF Project ID	0	Total Value	46,670	46,670		5,601	Total Taxable	4,601	362.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300004775	MORGAN, ROSA LOU			201	46,670	1000	4,580	361.00
2024	2024-300004775	MORGAN, ROSA LOU			201	48,340	1000	4,417	360.00
2023	2023-300004775	MORGAN, ROSA LOU			201	43,833	1000	4,260	352.00
2022	2022-300004775	MORGAN, ROSA LOU			201	43,833	1000	4,260	350.00
2021	2021-300004775	MORGAN, ROSA LOU			201	43,833	1000	4,260	352.00
2020	2020-300004775	MORGAN, ROSA LOU			201	43,833	1000	4,260	351.00
2019	2019-0004775	MORGAN, ROSA LOU			201	44,611		4,353	361.00
2018	2018-0004775	MORGAN, RICHARD, ETUX			201	44,611		4,353	361.00
2017	2017-0004775	MORGAN, RICHARD, ETUX			201	44,611		4,353	362.00
2016	2016-0004775	MORGAN, RICHARD, ETUX			201	44,611		4,214	359.00
2015	2015-0004775	MORGAN, RICHARD, ETUX			201	44,753		4,062	322.00
2014	2014-0004775	MORGAN, RICHARD, ETUX			201	44,753		3,915	314.00
2013	2013-0004775	MORGAN, RICHARD, ETUX			201	58,077		3,772	300.00



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	0	0
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .30 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	



HOUSE 1/6/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.25 - Fair
Quality	2.25 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 76

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	33,583		
Lot Value	4,200		
Indicated Value	37,783	25.19	Per SqFt
Agland Value			
Site Improvements	7,034		
Total Value	44,817	29.88	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	74.36	Total Misc Impr	+ 20,313
Roofing Adj	+ 3.40	Garage Cost	+ 0
Subfloor Adj	+ 1.39	Total RCN	= 159,918
Heat/Cool Adj	+ 9.27	Depreciation (79%)	- 126,335
Plumbing Adj	+ 4.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,583
Adj Base Cost	= 93.07	Lot Value	+ 4,200
Total Area	x 1,500	Indicated Value	= 37,783
Adjusted Cost	= 139,605	Value Per SqFt	25.19

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2171	25x6		150	33.56		5,034
CPAT	Carport - Attached	2172	25x25		625	8.47		5,294
RSPC	Raised Slab Porch - Covered	2173	38x5		190	33.35		6,337
PATC	Patio - Covered	8702	30x10		300	12.16		3,648



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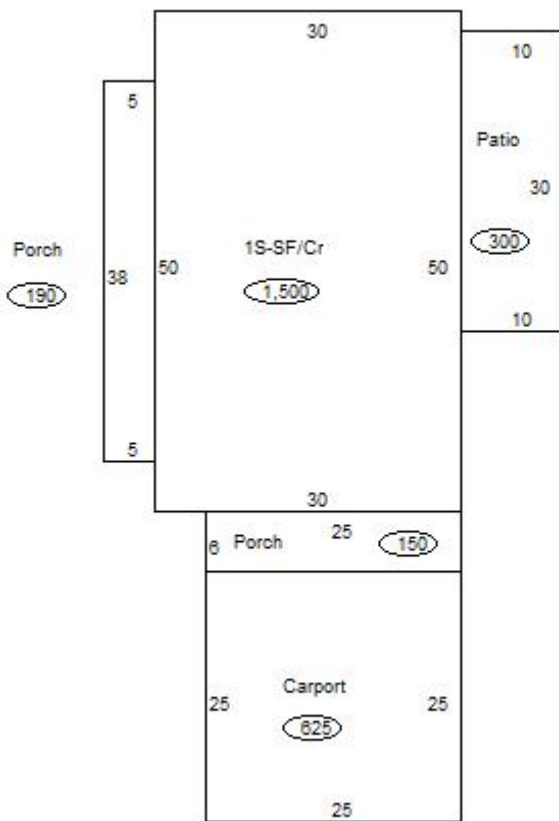
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,500	1.000	1,500
2	M	RSPC		20	Porch	150	1.000	150
3	M	CPAT		20	Carport	625	1.000	625
4	M	RSPC		20	Porch	190	1.000	190
5	M	PATC		20	Patio	300	1.000	300
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container / SHOP	40x8x8	Concrete		320	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (19.22 x 320)	6,150		6,150	1,968	4,182
	PAVA	Paving - Asphalt / DRIVEWAY	62x22x0			1,364	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (3.88 x 1,364)	5,292		5,292	4,234	1,058
	ASC	Awning/Shelter/Carport	15x6x6		Galvanized Metal	90	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD	
		Base Cost (3.67 x 90)	330		330	175	155
	SHDS	Yard Shed - Wood	20x16x8	Dirt	Composition Shingle	320	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (13.93 x 320)	4,458		4,458	3,477	981
	PACN	Paving - Concrete / UNDER CARPORT	32x25x0			800	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.11 x 800)	3,288		3,288	2,630	658