



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:59:35
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300004930 Parcel ID 1040-00-001-001-0-001-00 Cadastral ID 1040-001-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14430 MORGAN, JIMMY L. & PENNY A. MORGAN 621 E BRULE ST BUFFALO OK 73834-0000 Parcel Location Situs 00621 E BRULE ST Subdivision LENARD'S ADDN. Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.85973471 -99.62031707 LENARDS ADD BLOCK 1 ALL LOT 1																																																																																																																									
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Date 02/06/2026
 Time 06:59:35
 Page 2

Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	7350	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	21,000.00 x .35 = 7,350	
Factor Value		
Adjustments		
Lot Value	7,350	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	2,496 / 2,496
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	100 Total
Garage Type	806 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 23

HOUSE	2/23/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual :	
Base Cost	81.38	Total Misc Impr	+ 11,028
Roofing Adj	+ 3.56	Garage Cost	+ 20,450
Subfloor Adj	+ 0.00	Total RCN	= 283,649
Heat/Cool Adj	+ 10.77	Depreciation (28%)	- 79,422
Plumbing Adj	+ 3.93	Lump Sums	+ 0
Basement Adj	+ 1.39	RCNLD	= 204,227
Adj Base Cost	= 101.03	Lot Value	+ 7,350
Total Area	x 2,496	Indicated Value	= 211,577
Adjusted Cost	= 252,171	Value Per SqFt	84.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	204,227		
Lot Value	7,350		
Indicated Value	211,577	84.77	Per SqFt
Agland Value			
Site Improvements	2,148		
Total Value	213,725	85.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2408	23x6		138	22.57		3,115
PRCH	Slab Porch - Covered	7573	360		360	21.98		7,913



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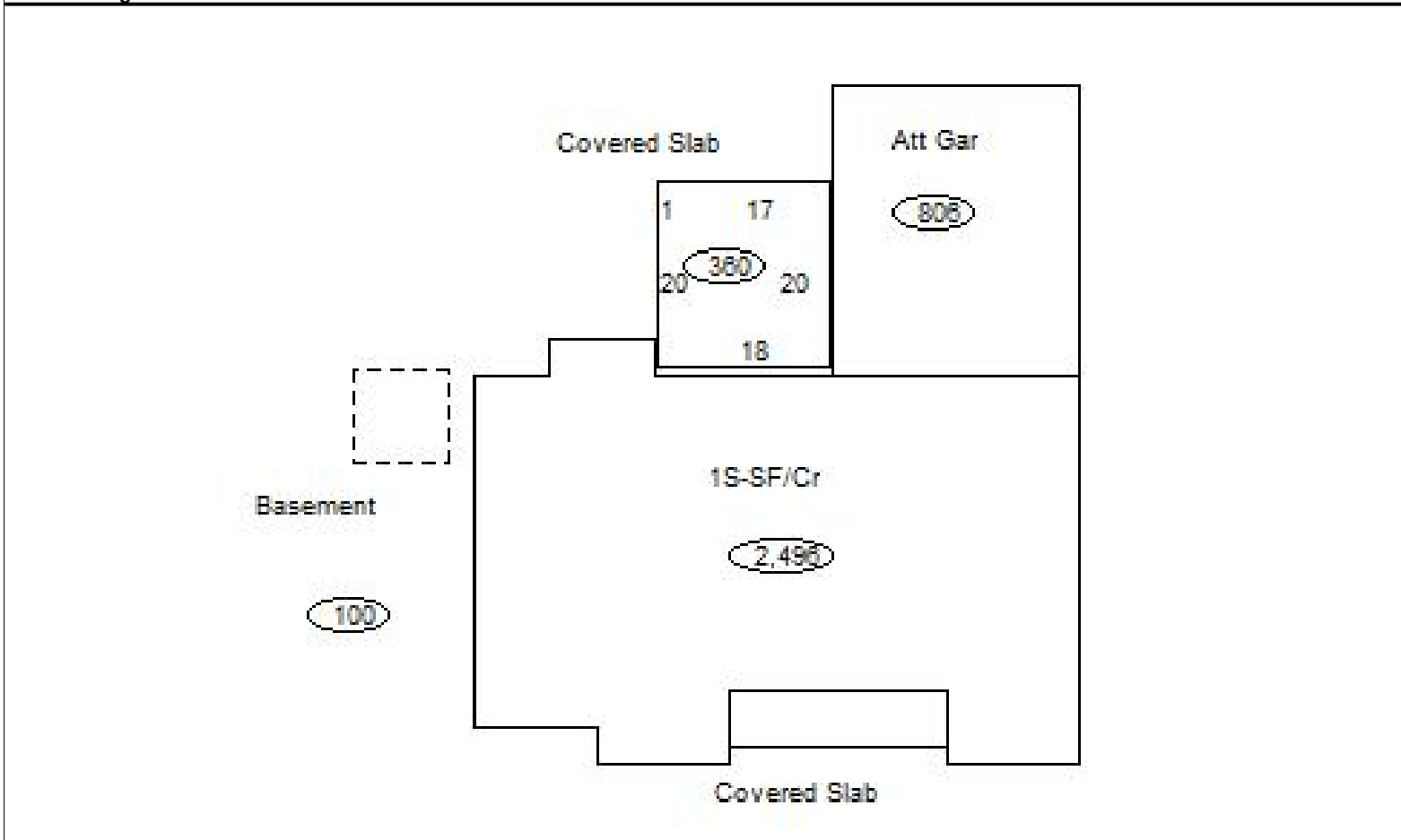
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Date 02/06/2026
Time 06:59:35
Page 3

Sketch Image

300004930



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		30	Covered Slab	138	1.000	138
2	B			30	Basement	100	1.000	100
3	G	1		30	Att Gar	806	1.000	806
4	R	1	Crawl	30	1S-SF/Cr	2,496	1.000	2,496
5	M	PRCH		30	Covered Slab	360	1.000	360
Total Building Area						2,496		2,496



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Page 4

300004930

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete CIRCLE DRIVE	70x14x0	Base		980	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD
		Base Cost (4.08 x 980)	3,998		3,998	3,198	800
	PACN	Paving - Concrete DRIVE WAY	50x31x0	Concrete		1,550	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)	RCNLD
		Base Cost (4.00 x 1,550)	6,200		6,200	4,960	1,240
	PACN	Paving - Concrete / FRONT SIDEWALK	18x4x0	Concrete		72	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.47 x 72)	538		538	430	108