



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	300004994																												
Parcel ID	1070-00-091-021-0-001-00																												
Cadastral ID	1070-091-021-00-0-001-00																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area 4																											
Tax Area	201 - 4T-BUFFALO-C																												
Name ID	14467																												
MCGEHEE, MARC ADAM																													
P O BOX 33 BUFFALO OK 73834-0000																													
Parcel Location																													
Situs	00423 SW FIRST ST																												
Subdivision	MILLER'S ADDN																												
Lot/Block	0021 / 0091	Parcel Size 2 - Lots																											
Sec/Twn/Rng	/ / /																												
Neighborhood	100100 - BUFFALO ORIG\MILLERS																												
School District	4-BUFFAL - 4-BUFFALO																												
HOUSE 2/28/2022																													
Legal Description Lat/Long: 36.80877693 -99.60684313																													
MILLERS ADD BLOCK 91 LOTS 21,23																													
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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																													
Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					661/105	ORANGE, DAVID	07/23/2010	9,000	16																				
					651/648	DAVIS, TOM (TRUST)	09/08/2009	8,000	16																				
					619/314	DAVIS, THOMAS D.	11/15/2006	10,000	V																				
					510/338	BALCOMB, NICHOLAS F.,ETUX	11/19/1995	5,000	PQ																				
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																					
Remove Cap	2020	Land Value	2,025	2,025	12%	243	Assessed	2,123	167.17																				
Year Frozen		Improvements	20,317	15,668		1,880	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	22,342	17,693		2,123	Total Taxable	2,123	167.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300004994	MCGEHEE, MARC ADAM	201	22,342	0	2,022	159.00																						
2024	2024-300004994	MCGEHEE, MARC ADAM	201	22,884	0	1,925	157.00																						
2023	2023-300004994	MCGEHEE, MARC ADAM	201	21,221	0	1,834	152.00																						
2022	2022-300004994	MCGEHEE, MARC ADAM	201	14,558	0	1,747	144.00																						
2021	2021-300004994	MCGEHEE, MARC ADAM	201	14,558	0	1,747	144.00																						
2020	2020-300004994	MCGEHEE, MARC ADAM	201	14,558	0	1,747	144.00																						
2019	2019-0004994	MCGEHEE, MARC ADAM	201	12,558		1,507	125.00																						
2018	2018-0004994	MCGEHEE, MARC ADAM	201	12,558		1,447	120.00																						
2017	2017-0004994	MCGEHEE, MARC ADAM	201	12,558		1,378	115.00																						
2016	2016-0004994	MCGEHEE, MARC ADAM	201	12,558		1,312	112.00																						
2015	2015-0004994	MCGEHEE, MARC ADAM	201	12,597		1,251	99.00																						
2014	2014-0004994	MCGEHEE, MARC ADAM	201	12,597		1,191	95.00																						
2013	2013-0004994	MCGEHEE, MARC ADAM	201	16,908		1,134	90.00																						



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	50	x	135
Lot Count			
Units Buildable	2025		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,750.00 x .30 = 2,025		
Factor Value			
Adjustments			
Lot Value	2,025		



HOUSE 2/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	600 / 600
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	456 Carport - Shed Roof
Remodel	
Year/Eff Age	1935 / 91

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	112.07	Total Misc Impr	+ 4,476
Roofing Adj	+ 5.68	Garage Cost	+ 7,213
Subfloor Adj	+ 0.00	Total RCN	= 90,823
Heat/Cool Adj	+ 1.97	Depreciation (80%)	- 72,658
Plumbing Adj	+ 12.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,165
Adj Base Cost	= 131.89	Lot Value	+ 2,025
Total Area	x 600	Indicated Value	= 20,190
Adjusted Cost	= 79,134	Value Per SqFt	33.65

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	18,165		
Lot Value	2,025		
Indicated Value	20,190	33.65	Per SqFt
Agland Value			
Site Improvements	2,304		
Total Value	22,494	37.49	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2533	20x8		160	24.67		3,947
PATO	Slab Porch - Open	8370	8x6		48	11.02		529



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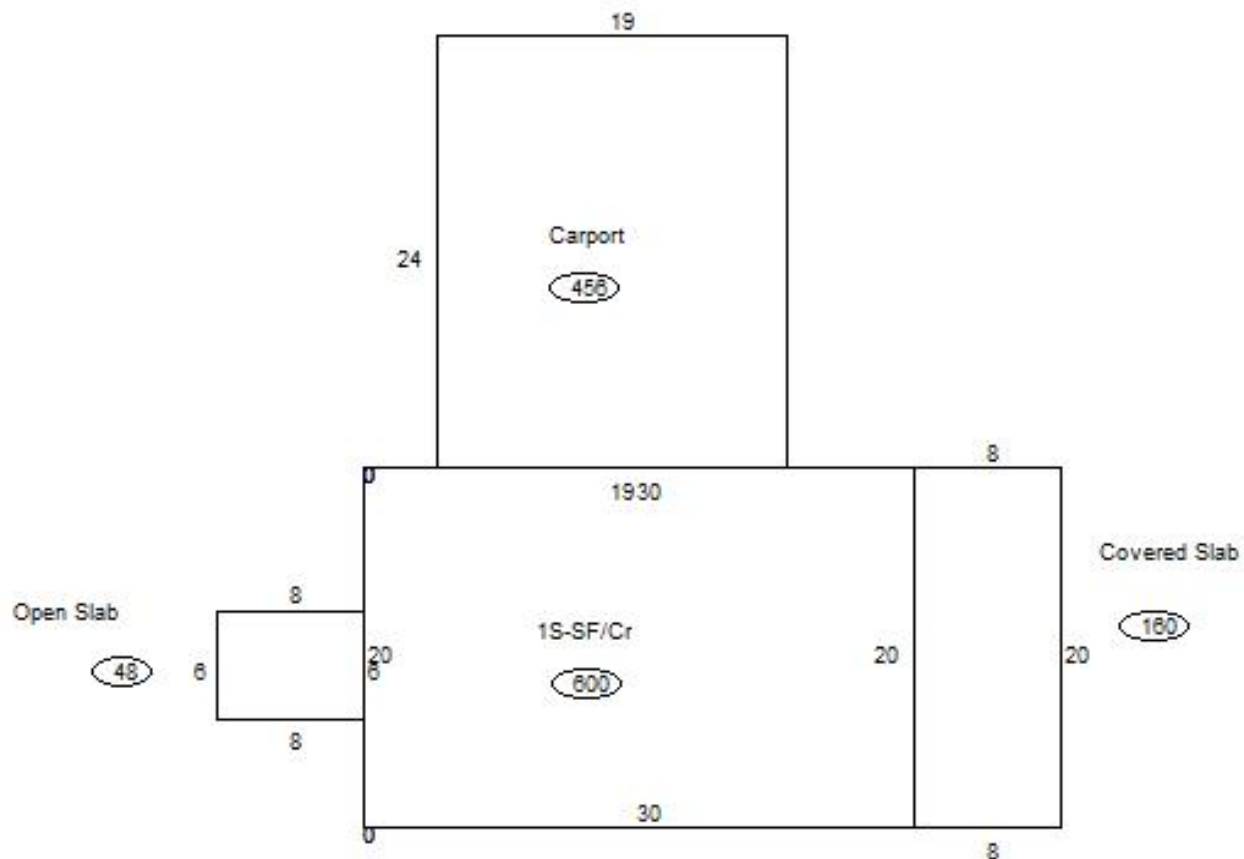
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	4		13	Carport	456	1.000	456
2	R	1	Crawl	13	1S-SF/Cr	600	1.000	600
3	M	PRCH		13	Covered Slab	160	1.000	160
4	M	PATO		13	Open Slab	48	1.000	48
Total Building Area						600		600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	12x8x8		Formed Metal	96	
	Qual	5	Cond 5	Year	2019	Eff Age 4	
		Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
		Base Cost (29.63 x 96)	2,844		2,844	540	2,304