



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:41
 Page 1

Assessment Data					Primary Image									
Account	300005076													
Parcel ID	1070-00-111-002-0-001-00													
Cadastral ID	1070-111-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14525													
MCGEHEE, LACRESHA L.														
P O BOX 33 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00202 S HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0111	Parcel Size 5 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83386206 -99.62712516														
MILLER'S ADD. BLOCK 111 LOTS: 2-4-6-8; E 60.62 OF 10; N 2.76' OF E 60.62 OF 12 BOOK 676 PAGE 072														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					676/72	BRUCKNER, CHARLES	10/27/2011	25,000	12					
					558/71	BLITCH, JAMES ETUX	07/25/2000	35,000	QV					
					512/397	BLITCH, JAMES, ETUX	02/08/1996	40,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	9,338	9,338	12%	1,121	Assessed	7,128	561.26					
Year Frozen		Improvements	60,709	50,060		6,007	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	70,047	59,398		7,128	Total Taxable	7,128	561.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005076	MCGEHEE, LACRESHA L.	201	70,047	0	6,789	535.00							
2024	2024-300005076	MCGEHEE, LACRESHA L.	201	72,636	0	6,466	527.00							
2023	2023-300005076	MCGEHEE, LACRESHA L.	201	64,909	0	6,158	509.00							
2022	2022-300005076	MCGEHEE, LACRESHA L.	201	48,869	0	5,865	482.00							
2021	2021-300005076	MCGEHEE, LACRESHA L.	201	48,869	0	5,680	469.00							
2020	2020-300005076	MCGEHEE, LACRESHA L.	201	48,869	0	5,409	445.00							
2019	2019-0005076	MCGEHEE, LACRESHA L.	201	51,797		5,152	427.00							
2018	2018-0005076	MCGEHEE, LACRESHA L.	201	51,797		4,907	407.00							
2017	2017-0005076	MCGEHEE, LACRESHA L.	201	38,938		4,673	389.00							
2016	2016-0005076	MCGEHEE, LACRESHA L.	201	38,938		4,604	392.00							
2015	2015-0005076	MCGEHEE, LACRESHA L.	201	36,534		4,385	348.00							
2014	2014-0005076	MCGEHEE, LACRESHA L.	201	35,657		4,279	343.00							
2013	2013-0005076	MCGEHEE, LACRESHA L.	201	117,880		4,882	389.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:41
 Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 9338</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 11,673.00 x .80 = 9,338</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 9,338</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,820</p> <p>Total Base Value 292,490</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 292,490</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 58,498</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 58,498</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 58,498</p> <p>Land Value 9,338</p> <p>Cost Approach Value 67,836 24.06/SqFt</p>	<p>Image ID 17655</p> <p>Image Date 3/2/2022</p> <p>Name 5076_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 9,338</p> <p>Total Appraised Value 67,836 24.06/SqFt</p>	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

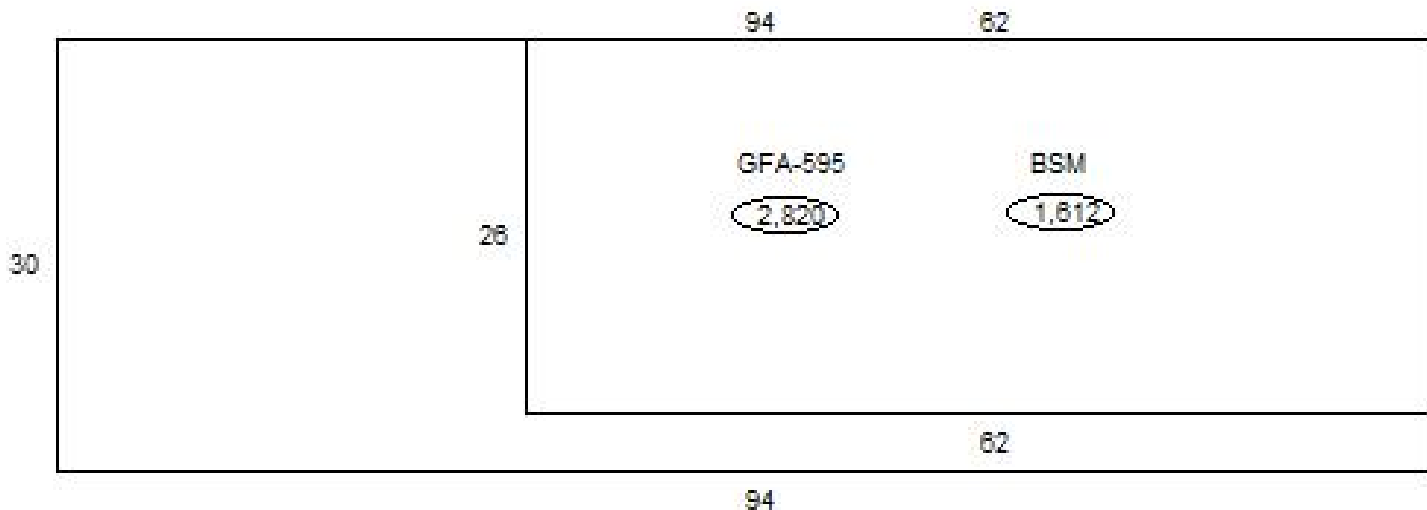
Date 02/06/2026

Time 07:01:41

Page 3

Sketch Image

300005076



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	595		20	GFA-595	2,820	1.000	2,820
2	B			20	BSM	1,612	1.000	1,612
Total Building Area						2,820		2,820



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:01:41
Page 4

Account 300005076
Parcel ID 1070-00-111-002-0-001-00
Cadastral ID 1070-111-002-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name MCGEHEE, LACRESHA L.

Building Data

Building ID 39
Building Sequence 1
Occupancy 1 595 Hotel, Limited Service 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,820
Average Perimeter 124
Number Of Storys 2.00
Average Wall Ht 12.00
Year Built 1910
Effective Age 139
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 6 - Wall Furnace
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 4
Zone Description VI AREA 4
Base Cost 76.29
Wall Cost 23.30
HVAC Cost 4.13
Basement Cost 0.00
Total Base Cost 103.72
Total Area 2,820
Base RCN 292,490
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 292,490
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (233,992)
Total RCNLD 58,498
Lump Sums
Total Building Value 58,498 \$ 20.74 Per SqFt