



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:04:24  
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Assessment Data					Primary Image																																																																																																																				
Account 300005274 Parcel ID 1070-00-151-020-0-001-00 Cadastral ID 1070-151-020-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14525 MCGEHEE, LACRESHA L.  P O BOX 33 BUFFALO OK 73834-0000  <b>Parcel Location</b> Situs 00100 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0020 / 0151 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-151-020-0-001-00 5274 04/08/2021</p> <p>Shop 4/19/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83530787 -99.63146003 MILLER'S ADD BLOCK 151 PART OF LOTS 20-22-27																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 2880</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 3,600.00 x .80 = 2,880</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,880</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,405</p> <p>Total Base Value 181,189</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 181,189</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 36,238</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 36,238</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 235</p> <p>Total Improvement Value 36,473</p> <p>Land Value 2,880</p> <p>Cost Approach Value 39,353 28.01/SqFt</p>	<th data-bbox="704 884 1588 909">Image Information</th> <p>Image ID 10833</p> <p>Image Date 4/19/2021</p> <p>Name 5274_2.JPG</p> <p>Description Shop</p>	Image Information
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 235</p> <p>Land Value 2,880</p> <p>Total Appraised Value 39,353 28.01/SqFt</p>	



Harper

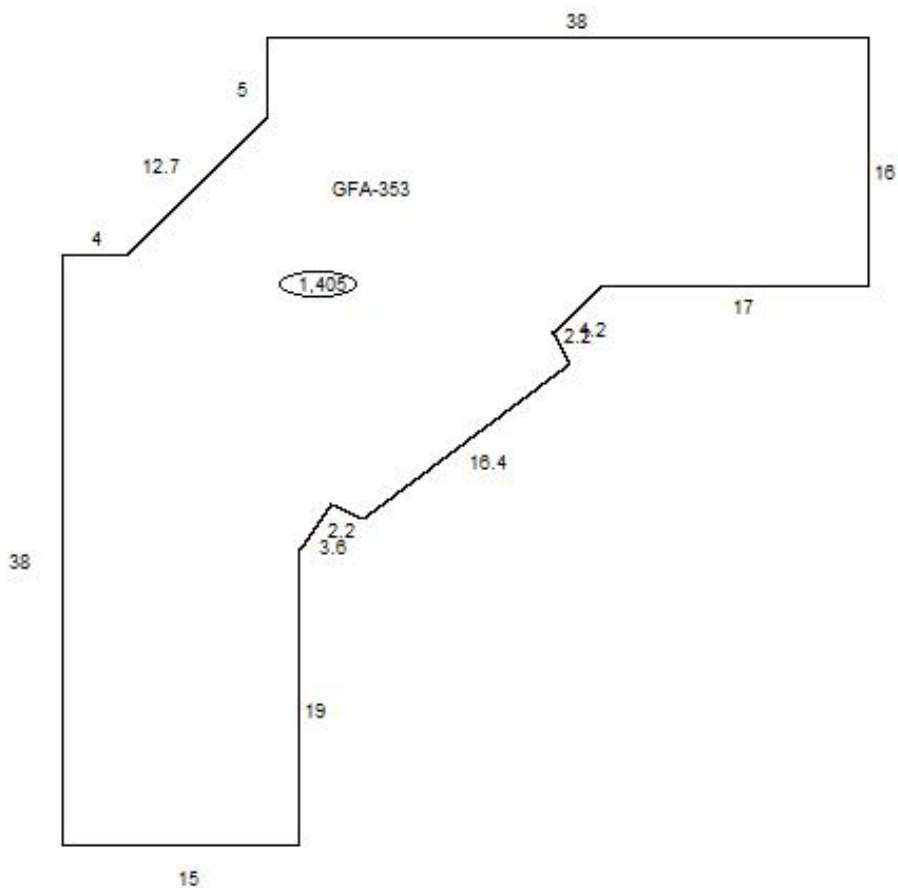
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Sketch Image

300005274



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	1,405	1.000	1,405
<b>Total Building Area</b>						1,405		1,405



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Account 300005274  
Parcel ID 1070-00-151-020-0-001-00  
Cadastral ID 1070-151-020-00-0-001-00

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

### Building Data

Building ID 91  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,405  
Average Perimeter 193  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1935  
Effective Age 91  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

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 3  
Zone Description VI AREA 3  
Base Cost 49.95  
Wall Cost 67.36  
HVAC Cost 11.65  
Basement Cost 0.00  
Total Base Cost 128.96  
Total Area 1,405  
Base RCN 181,189  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 181,189  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (144,951)  
Total RCNLD 36,238  
Lump Sums  
Total Building Value 36,238 \$ 25.79 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	0x0x0			220
	Qual 3	Cond 3	Year 1970	Eff Age 56		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.34 x 220)		1,175	940	235
<b>Total Site Improvement Value</b>				<b>235</b>