




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:10  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005326 <b>Parcel ID</b> 1070-00-168-001-0-001-00 <b>Cadastral ID</b> 1070-168-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14662 MORGAN, COLLEENA  PO BOX 335 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00221 NW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0168 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 BRICK BUILDING 2/11/2025																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83091654 -99.62771093 MILLERS ADD. BLOCK 168 WEST 110' OF LOTS 1-3-5																																																																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size 75 x 110</p> <p>Lot Count</p> <p>Units Buildable 6600</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 8,250.00 x .80 = 6,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,600</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 4,320</p> <p>Total Base Value 307,498</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 307,498</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 61,500</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 61,500</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 48</p> <p>Total Improvement Value 61,548</p> <p>Land Value 6,600</p> <p>Cost Approach Value 68,148 15.78/SqFt</p>	<p>Image ID 31819</p> <p>Image Date 2/11/2025</p> <p>Name 001.JPG</p> <p>Description BRICK BUILDING</p>	
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 48</p> <p>Land Value 6,600</p> <p>Total Appraised Value 68,148 15.78/SqFt</p>	



Harper

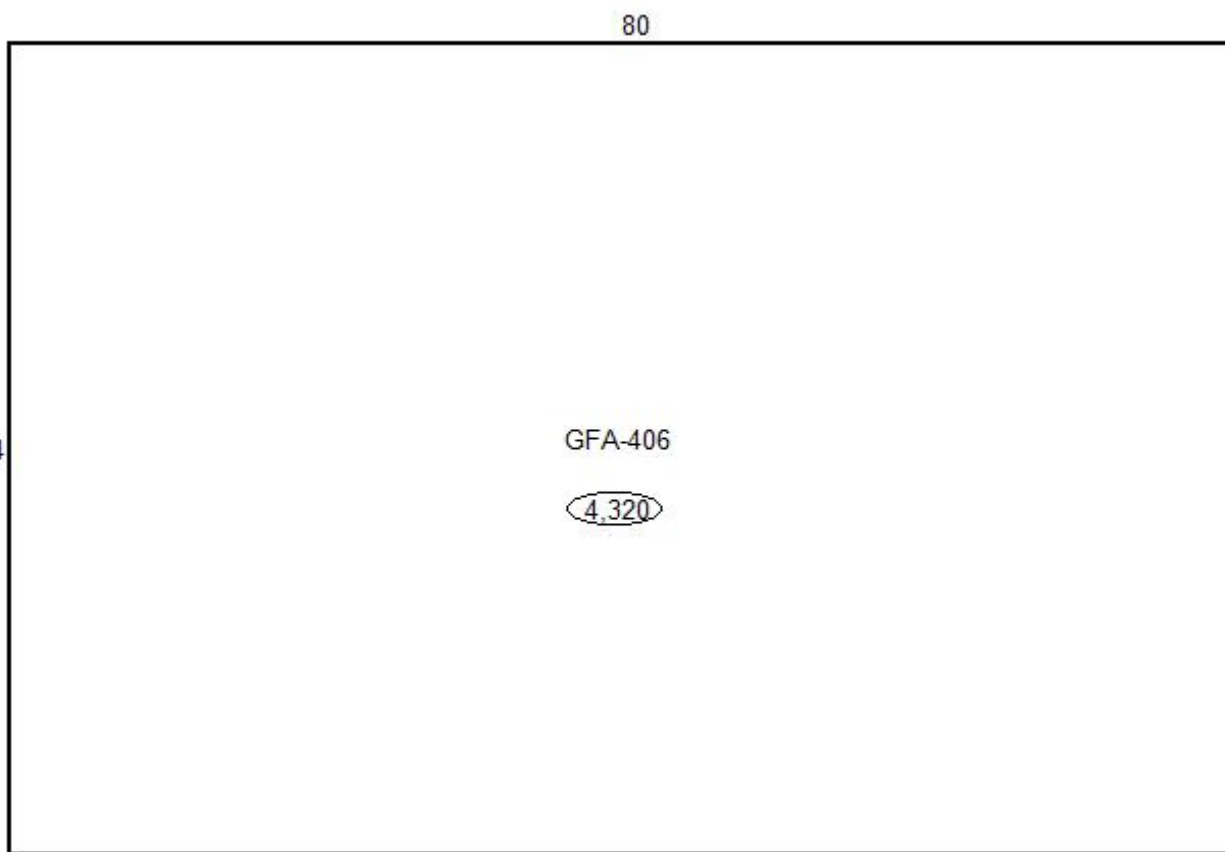
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Sketch Image

300005326



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	GFA-406	4,320	1.000	4,320
<b>Total Building Area</b>						4,320		4,320



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Account 300005326  
Parcel ID 1070-00-168-001-0-001-00  
Cadastral ID 1070-168-001-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name MORGAN, COLLEENA

### Building Data

Building ID 98  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,320  
Average Perimeter 268  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1954  
Effective Age 97  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1.25 - Low  
Condition 1.25 - Low  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 6 - Wall Furnace  
Roof Type Flat  
Roof Cover Metal

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 34.26  
Wall Cost 33.29  
HVAC Cost 3.63  
Basement Cost 0.00  
Total Base Cost 71.18  
Total Area 4,320  
Base RCN 307,498  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 307,498  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (245,998)  
Total RCNLD 61,500  
Lump Sums  
Total Building Value 61,500 \$ 14.24 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / CEMENT STEP	6x5x0	Concrete		30
	Qual 3	Cond 3	Year 1954	Eff Age 72		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.08 x 30)				242	194	48
<b>Total Site Improvement Value</b>						<b>48</b>