




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 300005346 Parcel ID 1070-00-170-008-0-001-00 Cadastral ID 1070-170-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14674 MCGONIGAL, KATHY & SEAN MCGONIGAL P O BOX 71 BUFFALO OK 73834-0000 Parcel Location Situs 00216 NE FIRST ST Subdivision MILLER'S ADDN Lot/Block 0008 / 0170 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-170-008-0-001-00 02/22/24</p>																																																					
HOUSE 2/23/2024																																																										
Legal Description Lat/Long: 36.83692613 -99.62962573					Building Permits																																																					
MILLERS ADD BLOCK 170 LOTS 8-10-12					<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																																																	
					651/231	BAKER, TERRY &	08/14/2009	9,000	16																																																	
					479/300	DICK HORTON LIVING TRUST	01/25/1993	14,000	PQ																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value</td> <td>2,644</td> <td>2,644</td> <td>12%</td> <td>317</td> <td>Assessed</td> <td>4,161</td> <td>327.64</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>35,650</td> <td>32,034</td> <td> </td> <td>3,844</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>38,294</td> <td>34,678</td> <td> </td> <td>4,161</td> <td>Total Taxable</td> <td>4,161</td> <td>328.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value	2,644	2,644	12%	317	Assessed	4,161	327.64	Year Frozen		Improvements	35,650	32,034		3,844	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	38,294	34,678		4,161	Total Taxable	4,161	328.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-300005346	MCGONIGAL, KATHY &	201	38,294	0	3,963	312.00																																																			
2024	2024-300005346	MCGONIGAL, KATHY &	201	40,948	0	3,775	307.00																																																			
2023	2023-300005346	MCGONIGAL, KATHY &	201	38,670	0	3,595	297.00																																																			
2022	2022-300005346	MCGONIGAL, KATHY &	201	32,376	0	3,424	282.00																																																			
2021	2021-300005346	MCGONIGAL, KATHY AND	201	33,530	0	3,261	269.00																																																			
2020	2020-300005346	MCGONIGAL, KATHY AND	201	32,652	0	3,105	256.00																																																			
2019	2019-0005346	MCGONIGAL, KATHY AND	201	32,652		2,957	245.00																																																			
2018	2018-0005346	MCGONIGAL, KATHY AND	201	32,652		2,816	234.00																																																			
2017	2017-0005346	MCGONIGAL, KATHY AND	201	32,652		2,682	223.00																																																			
2016	2016-0005346	MCGONIGAL, KATHY AND	201	31,841		2,462	209.00																																																			
2015	2015-0005346	MCGONIGAL, KATHY AND	201	31,956		2,345	186.00																																																			
2014	2014-0005346	MCGONIGAL, KATHY AND	201	31,956		2,233	179.00																																																			
2013	2013-0005346	MCGONIGAL, KATHY AND	201	29,663		2,127	169.00																																																			



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	75 x 117.5		
Lot Count			
Units Buildable	2644		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,812.50 x .30 = 2,644		
Factor Value			
Adjustments			
Lot Value	2,644		



HOUSE 2/23/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,174 / 1,174
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	180 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1947 / 79

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	90.59	Total Misc Impr	+ 7,960
Roofing Adj	+ 4.22	Garage Cost	+ 8,404
Subfloor Adj	+ 0.00	Total RCN	= 146,701
Heat/Cool Adj	+ 10.77	Depreciation (76%)	- 111,493
Plumbing Adj	+ 5.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,208
Adj Base Cost	= 111.02	Lot Value	+ 2,644
Total Area	x 1,174	Indicated Value	= 37,852
Adjusted Cost	= 130,337	Value Per SqFt	32.24

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,208		
Lot Value	2,644		
Indicated Value	37,852	32.24	Per SqFt
Agland Value			
Site Improvements	561		
Total Value	38,413	32.72	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3177	5x4		20	9.78		196
RSPC	Raised Slab Porch - Covered	3178	28x7		196	39.61		7,764



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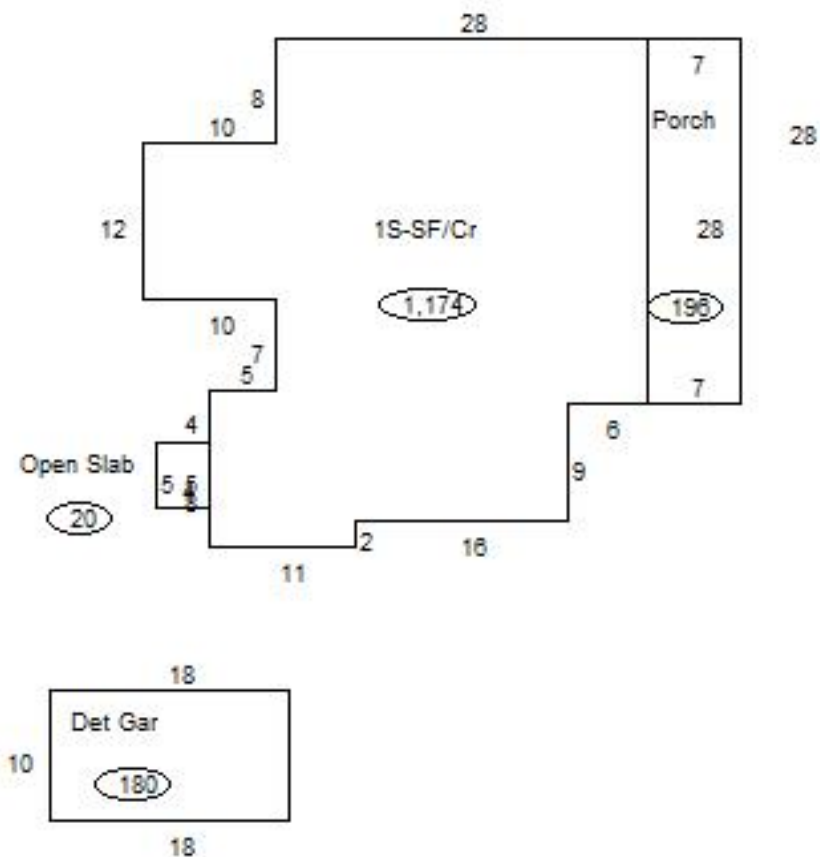
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,174	1.000	1,174
2	M	PATO		20	Open Slab	20	1.000	20
3	M	RSPC		20	Porch	196	1.000	196
4	G	2		20	Det Gar	180	1.000	180
Total Building Area						1,174		1,174



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	20x12x16	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year	2008	Eff Age 18
		Valuation Summary	Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
		Base Cost (6.49 x 240)	1,558		1,558	997 561