




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300005415 Parcel ID 1070-00-191-002-0-001-00 Cadastral ID 1070-191-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14715 MORRIS, LORETTA P O BOX 314 BUFFALO OK 73834-0000 Parcel Location Situs 00322 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0002 / 0191 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>HOUSE / CARPORT / DRIVEWAY 2/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83562566 -99.62865626 MILLER'S ADD. BLOCK 191 LOTS 2-4-6 BOOK 756 PAGE 669																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	75 x 100	
Lot Count		
Units Buildable	2250	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,500.00 x .30 = 2,250	
Factor Value		
Adjustments		
Lot Value	2,250	



HOUSE / CARPORT / DRIVEWAY 2/11/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,752 / 1,752
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	736 Total
Garage Type	260 Carport - Gable Roof
Remodel	REFRESH -
Year/Eff Age	1940 / 75

GRM Approach	
GRM Code	
Gross Rent Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	83.31	Total Misc Impr	+ 11,505
Roofing Adj	+ 4.12	Garage Cost	+ 2,508
Subfloor Adj	+ 0.00	Total RCN	= 196,379
Heat/Cool Adj	+ 1.85	Depreciation (74%)	- 145,321
Plumbing Adj	+ 3.91	Lump Sums	+ 0
Basement Adj	+ 10.90	RCNLD	= 51,058
Adj Base Cost	= 104.09	Lot Value	+ 2,250
Total Area	x 1,752	Indicated Value	= 53,308
Adjusted Cost	= 182,366	Value Per SqFt	30.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,058		
Lot Value	2,250		
Indicated Value	53,308	30.43	Per SqFt
Agland Value			
Site Improvements	689		
Total Value	53,997	30.82	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	3371	28x10	1940	280	41.09	11,505



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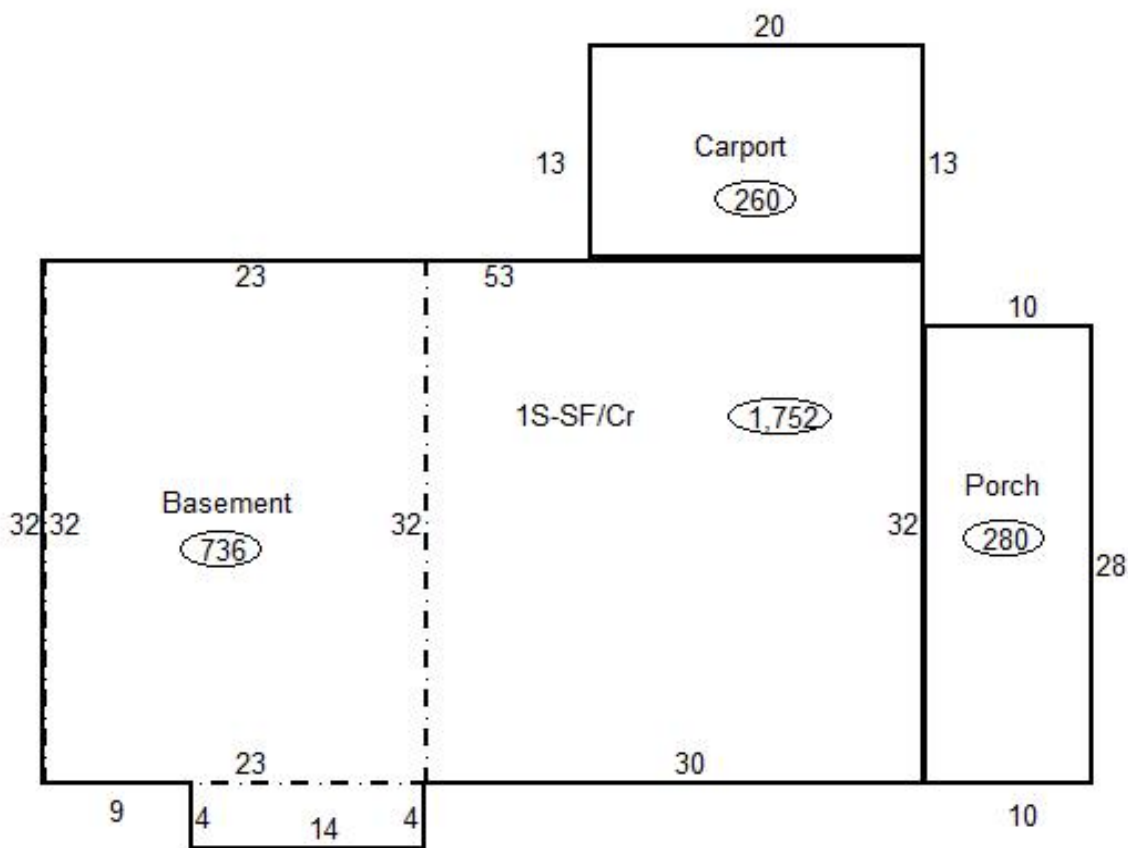
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Sketch Image

300005415



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	3		13	Carport	260	1.000	260
2	M	RSPC		13	Porch	280	1.000	280
3	R	1	Crawl	13	1S-SF/Cr	1,752	1.000	1,752
4	B	1		13	Basement	736	1.000	736
Total Building Area						1,752		1,752



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Det Gar Frame Clss C	12x20x8		Galvanized Metal	240
	Qual	3	Cond 2	Year 1940	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
	Base Cost (0.00 x 240)					
	PACN	Paving - Concrete / SIDEWALK	15x5x0	Concrete		75
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.43 x 75) 557			557	446	111
	PACN	Paving - Concrete / DRIVEWAY	35x20x0	Concrete		700
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.13 x 700) 2,891			2,891	2,313	578