




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:08:20
Page 1

Assessment Data					Primary Image														
Account 300005523 Parcel ID 1070-00-228-001-0-001-00 Cadastral ID 1070-228-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14789 MORGAN, JAMES, ETUX PO BOX 233 BUFFALO OK 73834-0000 Parcel Location Situs 00521 NE SECOND ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0228 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-228-001-0-001-00 02/26/24</p>														
HOUSE 3/4/2024																			
Legal Description Lat/Long: 36.83806892 -99.62485549					Building Permits														
MILLER'S ADD. BLOCK 228 LOTS 1-3-5					<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										
Parcel Valuation																			
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	2,955	232.68											
Year Frozen	Improvements	27,478	21,980		2,638	Penalty	0												
Uncapped Value 0	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID 0	Total Value	30,122	24,624		2,955	Total Taxable	2,955	233.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300005523	MORGAN, JAMES, ETUX			201	30,122	0	2,814	222.00										
2024	2024-300005523	MORGAN, JAMES, ETUX			201	29,491	0	2,680	218.00										
2023	2023-300005523	MORGAN, JAMES, ETUX			201	28,351	0	2,552	211.00										
2022	2022-300005523	MORGAN, JAMES, ETUX			201	20,260	0	2,431	200.00										
2021	2021-300005523	MORGAN, JAMES, ETUX			201	19,631	0	2,355	194.00										
2020	2020-300005523	MORGAN, JAMES, ETUX			201	20,824	0	2,499	206.00										
2019	2019-0005523	MORGAN, JAMES, ETUX			201	20,824		2,499	207.00										
2018	2018-0005523	MORGAN, JAMES, ETUX			201	20,824		2,422	201.00										
2017	2017-0005523	MORGAN, JAMES, ETUX			201	20,824		2,307	192.00										
2016	2016-0005523	MORGAN, JAMES, ETUX			201	20,824		2,197	187.00										
2015	2015-0005523	MORGAN, JAMES, ETUX			201	20,882		2,093	166.00										
2014	2014-0005523	MORGAN, JAMES, ETUX			201	20,882		1,993	160.00										
2013	2013-0005523	MORGAN, JAMES, ETUX			201	21,198		1,898	151.00										



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:08:20
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	554 / 554
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	
Garage Type	360 Detached Garage - Finished
Remodel	EXTWALL -
Year/Eff Age	1930 / 82

HOUSE	3/4/2024
-------	----------

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	100.30	Total Misc Impr	+ 486
Roofing Adj	+ 4.96	Garage Cost	+ 16,334
Subfloor Adj	+ 0.00	Total RCN	= 82,463
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 65,971
Plumbing Adj	+ 11.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,492
Adj Base Cost	= 118.49	Lot Value	+ 2,644
Total Area	x 554	Indicated Value	= 19,136
Adjusted Cost	= 65,643	Value Per SqFt	34.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,492		
Lot Value	2,644		
Indicated Value	19,136	34.54	Per SqFt
Agland Value			
Site Improvements	6,846		
Total Value	25,982	46.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3712	4x3	1930	12	40.49		486



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

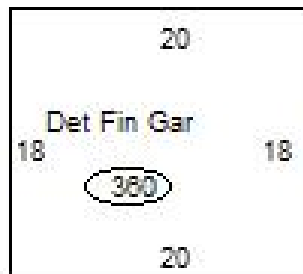
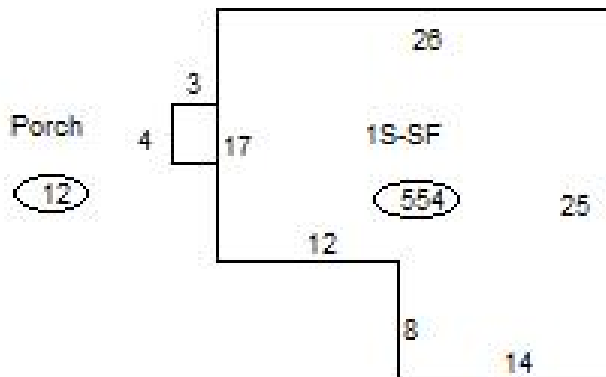
Date 02/06/2026

Time 07:08:20

Page 3

Sketch Image

300005523



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1		20	1S-SF	554	1.000	554
2	M	RSPC		20	Porch	12	1.000	12
3	G	6		20	Det Fin Gar	360	1.000	360
Total Building Area						554		554



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:08:20
Page 4

300005523

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	25x12x6	Base	Formed Metal	375
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 375)	2,978		2,978	2,382	596
	SHDS	Shed - Small	25x12x6	Dirt	Formed Metal	300
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (14.55 x 300)	4,365		4,365	3,056	1,309
	EQSH	Equipment Shed	36x24x10	Dirt	Galvanized Metal	864
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (16.34 x 864)	14,118		14,118	9,177	4,941