



# 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  | 300005525                     |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Parcel ID  | 1070-00-228-007-0-001-00      |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Cadastral ID   | 1070-228-007-00-0-001-00      |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Property Type  | REAL - Real Property          |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Property Class   | UR                            | VI Area           |          | 2           |               |               |               |             |           |   |           |     |       |       |
| Tax Area   | 201 - 4T-BUFFALO-C            |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Name ID  | 14791                         |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| MORGAN, JIM, ETUX  |                               |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| PO BOX 233<br>BUFFALO OK 73834-0000  |                               |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Parcel Location  |                               |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Situs  | 00515 NE SECOND ST            |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Subdivision  | MILLER'S ADDN                 |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Lot/Block  | 0007 / 0228                   | Parcel Size       | 3 - Lots |             |               |               |               |             |           |   |           |     |       |       |
| Sec/Twn/Rng  | / / /                         |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Neighborhood   | 100100 - BUFFALO ORIG/MILLERS |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| School District  | 4-BUFFAL - 4-BUFFALO          |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Legal Description Lat/Long: 36.83711189 -99.62619201   |                               |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| MILLER'S ADD. BLOCK 228 LOTS 7-9-11  |                               |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Building Permits   |                               |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| <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   |                               |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| <table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th></tr> </thead> <tbody> <tr> <td>H</td><td>Homestead</td><td>Yes</td><td>1,000</td><td>1,000</td></tr> </tbody> </table> |                               |                   |          |             | Code          | Type          | Active        | Maximum     | Exemption | H | Homestead | Yes | 1,000 | 1,000 |
| Code   | Type                          | Active            | Maximum  | Exemption   |               |               |               |             |           |   |           |     |       |       |
| H  | Homestead                     | Yes               | 1,000    | 1,000       |               |               |               |             |           |   |           |     |       |       |
| Sale History   |                               |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| <table border="1"> <thead> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>                             |                               |                   |          |             | Bk/Pg         | Grantor       | Date          | Price       | Code      |   |           |     |       |       |
| 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    | 2,381       | 12%           | 286           | Assessed      | 3,393       | 267.16    |   |           |     |       |       |
| Year Frozen  |                               | Improvements      | 33,675   | 25,893      |               | 3,107         | Penalty       | 0           |           |   |           |     |       |       |
| Uncapped Value   | 0                             | Mobile Home       | 0        | 0           |               | 0             | Exemption     | 1,000       | -79.00    |   |           |     |       |       |
| TIF Project ID   | 0                             | Total Value       | 36,319   | 28,274      |               | 3,393         | Total Taxable | 2,393       | 188.00    |   |           |     |       |       |
| Assessment History   |                               |                   |          |             |               |               |               |             |           |   |           |     |       |       |
| Tax Year   | Statement Number              | Billed Owner      | Tax Area | Total Value | Exemptions    | Taxable Value | Billed Tax    |             |           |   |           |     |       |       |
| 2025   | 2025-300005525                | MORGAN, JIM, ETUX | 201      | 36,319      | 1000          | 2,294         | 181.00        |             |           |   |           |     |       |       |
| 2024   | 2024-300005525                | MORGAN, JIM, ETUX | 201      | 39,829      | 1000          | 2,198         | 179.00        |             |           |   |           |     |       |       |
| 2023   | 2023-300005525                | MORGAN, JIM, ETUX | 201      | 35,774      | 1000          | 2,105         | 174.00        |             |           |   |           |     |       |       |
| 2022   | 2022-300005525                | MORGAN, JIM, ETUX | 201      | 31,051      | 1000          | 2,015         | 166.00        |             |           |   |           |     |       |       |
| 2021   | 2021-300005525                | MORGAN, JIM, ETUX | 201      | 31,380      | 1000          | 1,927         | 159.00        |             |           |   |           |     |       |       |
| 2020   | 2020-300005525                | MORGAN, JIM, ETUX | 201      | 30,078      | 1000          | 1,842         | 152.00        |             |           |   |           |     |       |       |
| 2019   | 2019-0005525                  | MORGAN, JIM, ETUX | 201      | 30,078      |               | 1,760         | 146.00        |             |           |   |           |     |       |       |
| 2018   | 2018-0005525                  | MORGAN, JIM, ETUX | 201      | 30,078      |               | 1,678         | 139.00        |             |           |   |           |     |       |       |
| 2017   | 2017-0005525                  | MORGAN, JIM, ETUX | 201      | 30,078      |               | 1,601         | 133.00        |             |           |   |           |     |       |       |
| 2016   | 2016-0005525                  | MORGAN, JIM, ETUX | 201      | 30,078      |               | 1,525         | 130.00        |             |           |   |           |     |       |       |
| 2015   | 2015-0005525                  | MORGAN, JIM, ETUX | 201      | 30,180      |               | 1,452         | 115.00        |             |           |   |           |     |       |       |
| 2014   | 2014-0005525                  | MORGAN, JIM, ETUX | 201      | 30,180      |               | 1,381         | 111.00        |             |           |   |           |     |       |       |
| 2013   | 2013-0005525                  | MORGAN, JIM, ETUX | 201      | 29,825      |               | 1,312         | 105.00        |             |           |   |           |     |       |       |



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| 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        | 3.3 - Average                                    |
| Quality          | 3 - Average                                      |
| Architecture     | TRAD TRADITIONAL                                 |
| Style            | 100% One Story                                   |
| Exterior Wall    | 100% Frame, Plywood or Hardboard                 |
| Base/Total Area  | 1,198 / 1,198                                    |
| 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      | 391 Detached Garage - Unfinished                 |
| Remodel          |  |
| Year/Eff Age     | 1940 / 81  |

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

| 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     | 86.50     | Total Misc Impr     | + 4,616   |
| Roofing Adj   | + 4.19    | Garage Cost         | + 15,099  |
| Subfloor Adj  | + 0.00    | Total RCN           | = 136,820 |
| Heat/Cool Adj | + 1.73    | Depreciation ( 77%) | - 105,351 |
| Plumbing Adj  | + 5.33    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 31,469  |
| Adj Base Cost | = 97.75   | Lot Value           | + 2,644   |
| Total Area    | x 1,198   | Indicated Value     | = 34,113  |
| Adjusted Cost | = 117,105 | Value Per SqFt      | 28.47     |

| Value Reconciliation |               |       |                      |
|----------------------|---------------|-------|----------------------|
| Selected Approach    | Cost Approach |       |                      |
| Improvements         | 31,469        |       |                      |
| Lot Value            | 2,644         |       |                      |
| Indicated Value      | 34,113        | 28.47 | Per SqFt             |
| Agland Value         |               |       |                      |
| Site Improvements    | 2,465         |       |                      |
| Total Value          | 36,578        | 30.53 | Total Value Per SqFt |

| Miscellaneous Improvements |                      |           |      |      |       |           |      |       |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code                       | Description          | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | Slab Porch - Covered | 3717      | 24x6 | 1975 | 144   | 22.56     |      | 3,249 |
| PRCH                       | Slab Porch - Covered | 3718      | 12x5 | 1975 | 60    | 22.78     |      | 1,367 |



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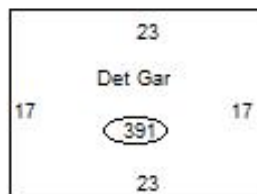
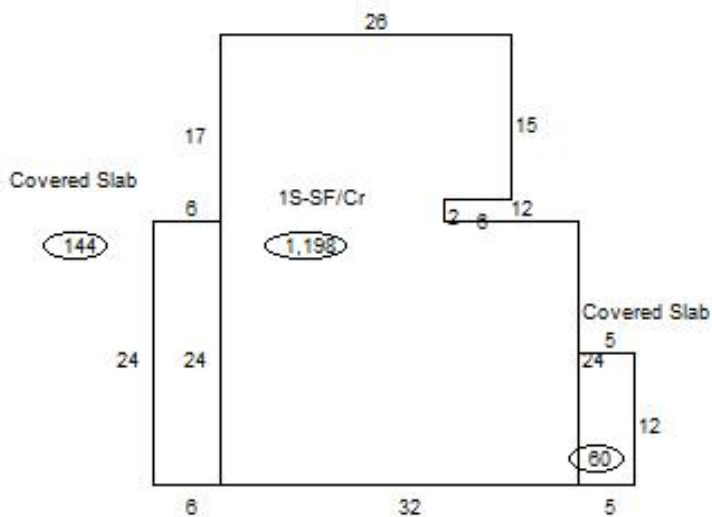
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Sketch Image

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Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | M    | PRCH |            | 20    | Covered Slab  | 144       | 1.000      | 144        |
| 2                          | M    | PRCH |            | 20    | Covered Slab  | 60        | 1.000      | 60         |
| 3                          | R    | 1    | Crawl      | 20    | 1S-SF/Cr      | 1,198     | 1.000      | 1,198      |
| 4                          | G    | 2    |            | 20    | Det Gar       | 391       | 1.000      | 391        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,198     |            | 1,198      |



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### Outbuildings/Site Improvements

| Building Image   | Code                    | Description        | Dimensions            | Floor      | Roofing                        | Total Units  |         |    |
|--|-------------------------|--------------------|-----------------------|------------|--------------------------------|--------------|---------|----|
|  | LNT0                    | Lean To - Attached | 18x10x8               | Dirt       | Formed Metal                   | 180          |         |    |
|  | Qual                    | 3                  | Cond                  | 3          | Year                           | 2008         | Eff Age | 18 |
|  |                         |                    |                       |            |                                | 0            |         |    |
|  |                         |                    |                       |            |                                | 0            |         |    |
| <b>Valuation Summary</b>   |                         |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (64% Phys/ % Func)</b> | <b>RCNLD</b> |         |    |
|  | Base Cost (6.98 x 180)  | 1,256              |                       | 1,256      | 804                            | 452          |         |    |
|  | SHDS                    | Yard Shed - Wood   | 10x10x6               | Base       | Composition Shingle            | 100          |         |    |
|  | Qual                    | 3                  | Cond                  | 3          | Year                           | 1980         | Eff Age | 46 |
|  |                         |                    |                       |            |                                | 0            |         |    |
| <b>Valuation Summary</b>   |                         |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b> | <b>RCNLD</b> |         |    |
|  | Base Cost (23.83 x 100) | 2,383              |                       | 2,383      | 1,906                          | 477          |         |    |
|  | PACN                    | Paving - Concrete  | 12x5x0                |            |                                | 60           |         |    |
|  | Qual                    | 3                  | Cond                  | 3          | Year                           | 1970         | Eff Age | 56 |
| <b>Valuation Summary</b>   |                         |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b> | <b>RCNLD</b> |         |    |
|  | Base Cost (7.64 x 60)   | 458                |                       | 458        | 366                            | 92           |         |    |
|  | SHDS                    | Shed - Small       | 24x18x8               |            | Galvanized Metal               | 432          |         |    |
|  | Qual                    | 3                  | Cond                  | 3          | Year                           | 1970         | Eff Age | 56 |
| <b>Valuation Summary</b>   |                         |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b> | <b>RCNLD</b> |         |    |
|  | Base Cost (16.71 x 432) | 7,219              |                       | 7,219      | 5,775                          | 1,444        |         |    |