



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 300002295 Parcel ID 0000-18-27N-22W-2-004-00 Cadastral ID 0000-27N-22W-18-2-004-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13341 ROBISON FAMILY TRUST DEBRA ROBISON TRUSTEE 19140 E 13 RD BUFFALO OK 73834-0000 Parcel Location Situs 19140 E 13 RD Subdivision Lot/Block / Parcel Size 4.97 - Acres Sec/Twn/Rng 18 / 27 / 22 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>HOUSE / FRONT PORCH 5/9/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.83897892 -99.63075944 SEC.18-27-22 TRACT IN NE4NW4 BOOK 707 PAGE 449																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.97 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.97 x 1,605.23 = 7,978 Factor Value Adjustments Lot Value 7,978		 <p>0000-18-27N-22W-2-004-00 05/07/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,022 / 1,022
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	3 / /
Basement Area	1,680 Total, 840 Partition
Garage Type	
Remodel	
Year/Eff Age	1970 / 53

HOUSE / FRONT PORCH 5/9/2024

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	92.19	Total Misc Impr	+ 6,885
Roofing Adj	+ 4.39	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 169,158
Heat/Cool Adj	+ 10.77	Depreciation (57%)	- 96,420
Plumbing Adj	+ 2.89	Lump Sums	+ 0
Basement Adj	+ 48.53	RCNLD	= 72,738
Adj Base Cost	= 158.78	Lot Value	+ 7,978
Total Area	x 1,022	Indicated Value	= 80,716
Adjusted Cost	= 162,273	Value Per SqFt	78.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,738		
Lot Value	7,978		
Indicated Value	80,716	78.98	Per SqFt
Agland Value			
Site Improvements	28,758		
Total Value	109,474	107.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1158	4x4	1970	16	9.78		156
PATC	Patio - Covered	1160	16x12	1970	192	15.84		3,041
CPAT	Carport - Attached	7709	20x20	1970	400	9.22		3,688



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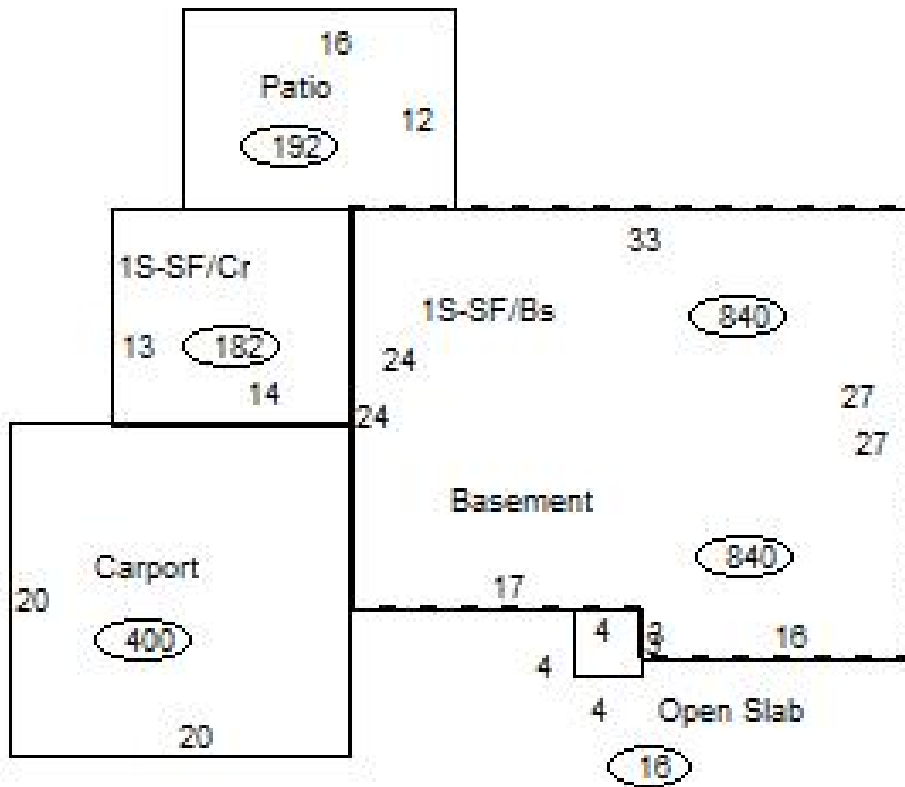
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Sketch Image

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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	182	1.000	182
2	M	PATO		20	Open Slab	16	1.000	16
3	R	1	Basement	20	1S-SF/Bs	840	1.000	840
4	M	PATC		20	Patio	192	1.000	192
5	B	2		20	Basement	840	1.000	840
6	M	CPAT		20	Carport	400	1.000	400
Total Building Area						1,022		1,022



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x10	Dirt	Formed Metal	1,200
	Qual	4	Cond 3.5	Year 2012	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (26.44 x 1,200)		31,728	31,728	8,884	22,844
	SHDS	Yard Shed - Metal	10x16x6	Concrete	Galvanized Metal	160
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (21.40 x 160)		3,424	3,424	2,020	1,404
	LOAF	Loafing Shed / DOG KENNELS	60x12x6	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (9.96 x 720)		7,171	7,171	4,231	2,940
	SHDS	Shed - Small	20x12x6	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (15.96 x 240)		3,830	3,830	2,260	1,570
	BNV	Building No Value / LOAFING SHED GONE	10x8x5	Dirt	Galvanized Metal	80
	Qual	4	Cond 4	Year 1995	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x 80)					