




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	300003524				 <p>FRONT OF HOUSE 6/18/2025</p>									
Parcel ID	0000-11-28N-24W-1-001-00													
Cadastral ID	0000-28N-24W-11-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	13883													
ROBERTSON, MICHAEL														
641 N 184 ROAD BUFFALO OK 73834-0000														
Parcel Location														
Situs	00641 N 184 RD													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	11 / 28 / 24 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.91078986 -99.82301848														
SEC. 11-28-24 SE4NE4 BOOK 511 PAGE 192														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	ROBERTSON, MICHAEL													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	12,907	12,907	12%	1,549	Assessed	21,616 1,702.04						
Year Frozen		Improvements	176,463	167,230		20,067	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	189,370	180,137		21,616	Total Taxable	20,616 1,623.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003524	ROBERTSON, MICHAEL	102	189,370	1000	19,987	1,574.00							
2024	2024-300003524	ROBERTSON, MICHAEL	102	191,802	1000	19,376	1,578.00							
2023	2023-300003524	ROBERTSON, MICHAEL	102	171,149	1000	18,782	1,554.00							
2022	2022-300003524	ROBERTSON, MICHAEL	102	164,809	1000	18,206	1,498.00							
2021	2021-300003524	ROBERTSON, MICHAEL	102	154,006	1000	17,481	1,443.00							
2020	2020-300003524	ROBERTSON, MICHAEL	102	154,006	1000	17,481	1,439.00							
2019	2019-0003524	ROBERTSON, MICHAEL	102	154,006		17,480	1,449.00							
2018	2018-0003524	ROBERTSON, MICHAEL	102	154,006		17,361	1,440.00							
2017	2017-0003524	ROBERTSON, MICHAEL	102	151,117		16,826	1,399.00							
2016	2016-0003524	ROBERTSON, MICHAEL	102	151,117		16,307	1,388.00							
2015	2015-0003524	ROBERTSON, MICHAEL	102	149,444		15,802	1,254.00							
2014	2014-0003524	ROBERTSON, MICHAEL	102	146,905		15,314	1,227.00							
2013	2013-0003524	ROBERTSON, MICHAEL	102	87,294		7,582	604.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		<p>0000-11-28N-24W-1-001-000 06/18/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,586 / 1,903
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 99

FRONT OF HOUSE	6/18/2025
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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	68.69	Total Misc Impr	+ 1,550
Roofing Adj	+ 3.31	Garage Cost	+
Subfloor Adj	+ 0.77	Total RCN	= 170,613
Heat/Cool Adj	+ 9.78	Depreciation (80%)	- 136,490
Plumbing Adj	+ 6.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,123
Adj Base Cost	= 88.84	Lot Value	+ 5,000
Total Area	x 1,903	Indicated Value	= 39,123
Adjusted Cost	= 169,063	Value Per SqFt	20.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,123		
Lot Value	5,000		
Indicated Value	39,123	20.56	Per SqFt
Agland Value	7,907		
Site Improvements	145,143		
Total Value	192,173	100.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	1745	13x8		104	9.21		958
PATO	Entry Steps - Precast Concrete	1746	8x8		64	9.25		592



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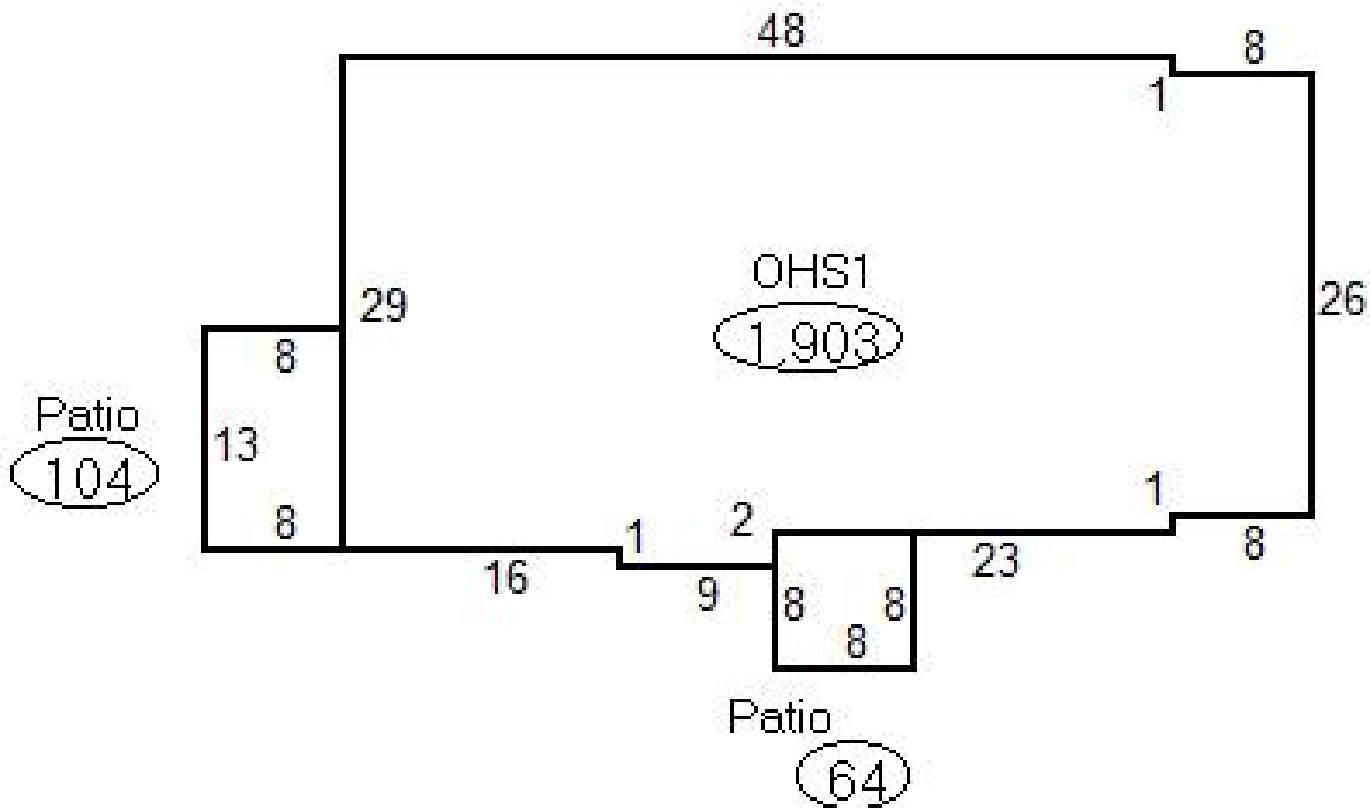
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	OHS1	1,586	1.200	1,903
2	M	PATO		20	Patio	104	1.000	104
3	M	PATO		20	Patio	64	1.000	64
Total Building Area						1,586		1,903



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping RED NEW 2022	38x8x0			304	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
		Base Cost (19.30 x 304)	5,867		5,867	1,115	4,752
	SHDS	Shipping/Storage Container	38x8x0			304	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD	
		Base Cost (19.30 x 304)	5,867		5,867	3,286	2,581
	SHDS	Yard Shed - METAL GREEN	10x6x0		Formed Metal	60	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
		Base Cost (28.95 x 60)	1,737		1,737	1,060	677
	UTIL	Utility Building / BROWN	80x30x16	Concrete	Formed Metal	2,400	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
		Base Cost (23.87 x 2,400)	57,288		57,288	30,936	26,352
	FDBK	Feed Bunks - Linear Feet	80x4x0			80	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (8.65 x 80)	692		692	554	138
	HAYS	Hay Shed Open Sides	180x20x0		Galvanized Metal	3,600	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
		Base Cost (8.64 x 3,600)	31,104		31,104	21,462	9,642
	HAYS	Hay Shed Open Sides	60x58x16		Galvanized Metal	3,480	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD	
		Base Cost (7.28 x 3,480)	25,334		25,334	19,254	6,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	60x50x16	Concrete	Galvanized Metal	3,000	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD	
		Base Cost (21.16 x 3,000)	63,480		63,480	39,358	24,122
	HAYS	Hay Shed Open Sides	14x25x0		Galvanized Metal	350	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD	
		Base Cost (8.96 x 350)	3,136		3,136	2,383	753
	UTIL	Utility Building	60x38x16		Galvanized Metal	2,280	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (22.53 x 2,280)	51,368		51,368	41,094	10,274
	BFT1	Bulk Feed Tank - Single X2	0x0x0			60	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (236.24 x 60)	14,174		14,174	11,339	2,835
	GBST	Grain Bin - Storage 1000 BU X 2	0x0x0			2,000	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 2,000)	3,240		3,240	2,592	648
	GBST	Grain Bin - Storage 11000	0x0x0			11,000	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.60 x 11,000)	17,600		17,600	14,080	3,520
	GBST	Grain Bin - Storage 4,000 BU	0x0x0			4,000	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 4,000)	6,480		6,480	5,184	1,296



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	60x38x0		Galvanized Metal	2,280
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (17.77 x 2,280)		40,516	40,516	25,120	15,396
	SHDS	Shed - Small	45x24x0		Galvanized Metal	1,080
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.36 x 1,080)		17,669	17,669	14,135	3,534
	LNT0	Lean To - Attached	50x40x0		Galvanized Metal	2,000
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.82 x 2,000)		9,640	9,640	7,712	1,928
	GRDT	Garage - Detached	40x20x14		Wood Shingle	800
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (33.14 x 800)		26,512	26,512	18,293	8,219
	SCLV	Scales - Livestock 12000	0x0x0			12,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (0.94 x 12,000)		11,280	11,280	7,783	3,497
	BFT1	Bulk Feed Tank - Single 400 TON	0x0x0			400
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 400)		94,496	94,496	75,597	18,899



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			4.789	106	106	506	506
LD	LOAMY ALLUVIAL LAND	CR	33			2.193	168	168	368	368
QC	QUINLAN-WDWARD 5-12%	CR	14			.062	71	71	4	4
SB	ST.PAUL 1-3%	NP	52			5.360	166	166	892	892
SB	ST.PAUL 1-3%	CR	52			18.946	265	265	5,015	5,015
WB	WOODWARD 3-8%	CR	33			5.040	168	168	847	847
WB	WOODWARD 3-8%	NP	33			2.592	106	106	274	274
WD	WOODWARD-QUINLAN3-8%	NP	23			.018	74	74	1	1
NP Totals						39.000			7,907	7,907
Total Agland						39.000			7,907	7,907