



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	300003904													
Parcel ID	0000-19-29N-21W-2-003-00													
Cadastral ID	0000-29N-21W-19-2-003-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	14031													
ROBERTSON, ELMER & MELISSA ROBERTSON														
RT 2 BOX 81 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00232 197 RD N													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	19 / 29 / 21 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 5/23/2024														
Legal Description Lat/Long: 36.99011645 -99.56065031														
SEC. 19-29-21 TRACT IN S2NW4 4.96 A. BOOK 697 PAGE 518														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					697/518	WATKINS, JEFFREY L. AND	04/25/2014	90,000	Q					
					628/298	ROGERS, DANNY D.	08/29/2007	87,500	PQ					
					547/200	ROGERS, RONALD S. ETUX	07/28/1999	25,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	8,000	8,000	12%	960	Assessed	12,415	977.56					
Year Frozen		Improvements	98,863	95,458		11,455	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	106,863	103,458		12,415	Total Taxable	12,415	978.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003904	ROBERTSON, ELMER &	102	106,863	0	11,823	931.00							
2024	2024-300003904	ROBERTSON, ELMER &	102	114,586	0	11,260	917.00							
2023	2023-300003904	ROBERTSON, ELMER &	102	89,372	0	10,725	887.00							
2022	2022-300003904	ROBERTSON, ELMER &	102	89,372	0	10,725	882.00							
2021	2021-300003904	ROBERTSON, ELMER &	102	88,061	0	10,567	872.00							
2020	2020-300003904	ROBERTSON, ELMER &	102	88,584	0	10,630	875.00							
2019	2019-0003904	ROBERTSON, ELMER &	102	90,950		10,914	905.00							
2018	2018-0003904	ROBERTSON, ELMER &	102	92,134		11,057	917.00							
2017	2017-0003904	ROBERTSON, ELMER &	102	88,402		10,609	882.00							
2016	2016-0003904	ROBERTSON, ELMER &	102	89,494		10,740	914.00							
2015	2015-0003904	ROBERTSON, ELMER &	102	90,000		10,800	857.00							
2014	2014-0003904	ROBERTSON, ELMER &	102	87,500		10,500	841.00							
2013	2013-0003904	WATKINS, JEFFREY L. AND	102	87,500		10,500	836.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	360 Total, 360 Partition
Garage Type	
Remodel	
Year/Eff Age	1985 / 39

HOUSE	5/23/2024
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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	87.84	Total Misc Impr	+ 1,443
Roofing Adj	+ 5.38	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 174,873
Heat/Cool Adj	+ 11.55	Depreciation (46%)	- 80,442
Plumbing Adj	+ 7.81	Lump Sums	+ 0
Basement Adj	+ 16.46	RCNLD	= 94,431
Adj Base Cost	= 129.04	Lot Value	+ 8,000
Total Area	x 1,344	Indicated Value	= 102,431
Adjusted Cost	= 173,430	Value Per SqFt	76.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,431		
Lot Value	8,000		
Indicated Value	102,431	76.21	Per SqFt
Agland Value			
Site Improvements	8,482		
Total Value	110,913	82.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1861	18x8	1985	144	10.02		1,443



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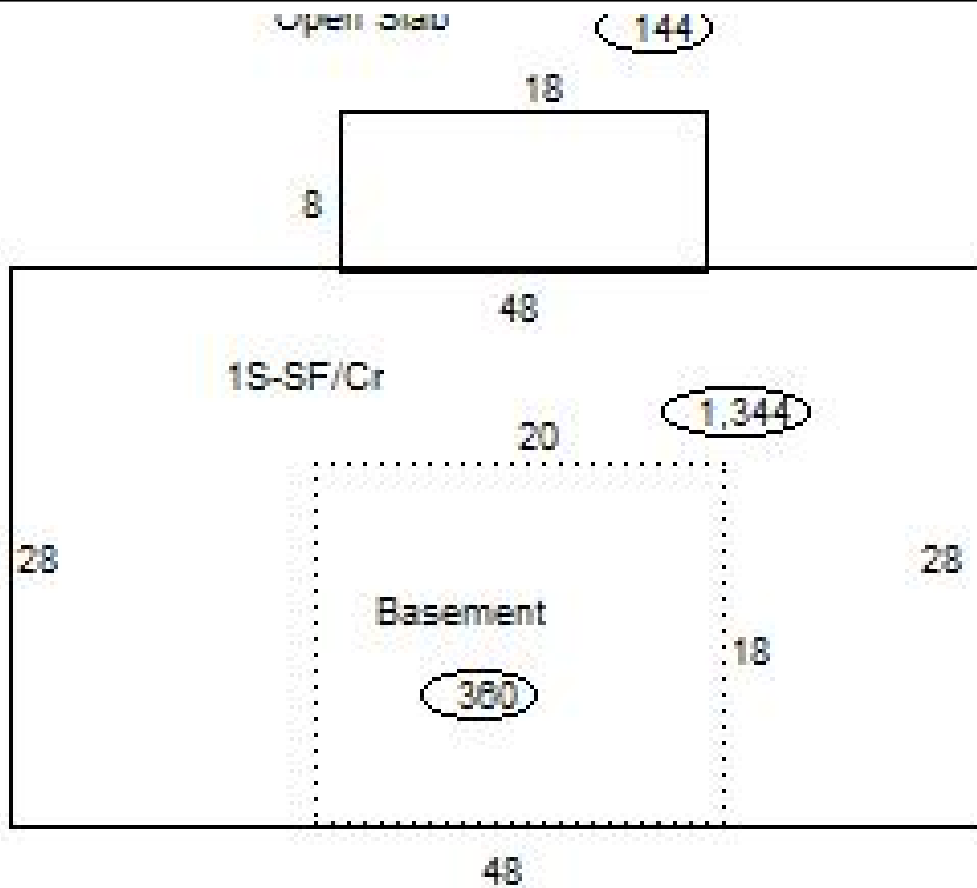
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	144	1.000	144
2	B	2		20	Basement	360	1.000	360
3	R	1	Crawl	20	1S-SF/Cr	1,344	1.000	1,344
Total Building Area						1,344		1,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x30x12	Concrete	Galvanized Metal	1,500
	Qual 3	Cond 3	Year 1970	Eff Age 56		
		Valuation Summary	Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
		Base Cost (23.56 x 1,500)	35,340	35,340	26,858	8,482