



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:59:07
 Page 1

Assessment Data					Primary Image									
Account	300004899				<p>1001-00-045-001-0-001-00_002.JPG 1/9/2023</p>									
Parcel ID	1001-00-045-001-0-001-00													
Cadastral ID	1001-045-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14416													
ROBERTSON, BRAD														
527 E RD 13 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00527 E 13 RD													
Subdivision	BUFFALO ORIG													
Lot/Block	0001 / 0045	Parcel Size 14 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83364480 -99.63266403														
BUFFALO ORIG BLOCK 45 LOTS: 1 THRU 14														
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					
					739/716	NELSON, CALEB	09/21/2018	65,167	MQ					
					643/179	ADAIR, LONNIE AND	09/11/2008	45,000	MQ					
					564/854	APPLETON, DARRELL LEE ETUX	04/30/2001	29,000	MU					
					/	ROBERTSON, BRAD								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	14,700	14,700	12%	1,764	Assessed	8,606	677.64					
Year Frozen		Improvements	57,024	57,024		6,842	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	71,724	71,724		8,606	Total Taxable	8,606	678.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004899	ROBERTSON, BRAD	201	71,724	0	8,533	672.00							
2024	2024-300004899	ROBERTSON, BRAD	201	75,578	0	8,127	662.00							
2023	2023-300004899	ROBERTSON, BRAD	201	64,500	0	7,740	640.00							
2022	2022-300004899	ROBERTSON, BRAD	201	64,500	0	7,740	637.00							
2021	2021-300004899	ROBERTSON, BRAD	201	64,500	0	7,740	639.00							
2020	2020-300004899	ROBERTSON, BRAD	201	64,500	0	7,740	637.00							
2019	2019-0004899	ROBERTSON, BRAD	201	64,500		7,740	641.00							
2018	2018-0004899	ROBERTSON, LELAND	201	48,305		4,796	398.00							
2017	2017-0004899	NELSON, CALEB	201	48,305		4,796	399.00							
2016	2016-0004899	NELSON, CALEB	201	48,305		4,796	408.00							
2015	2015-0004899	NELSON, CALEB	201	48,422		4,810	382.00							
2014	2014-0004899	NELSON, CALEB	201	45,843		4,501	361.00							
2013	2013-0004899	NELSON, CALEB	201	54,541		4,523	360.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:59:07
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	<p>1001-00-045-001-0-001-00_002.JPG 1/9/2023</p>
Lot Count		
Units Buildable	14700	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	49,000.00 x .30 = 14,700	
Factor Value		
Adjustments		
Lot Value	14,700	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.8 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,383 / 1,383
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	450 Carport - Gable Roof
Remodel	
Year/Eff Age	1945 / 73

Cost Approach		Manual :	
Base Cost	91.79	Total Misc Impr	+ 9,878
Roofing Adj	+ 6.14	Garage Cost	+ 5,726
Subfloor Adj	+ 0.00	Total RCN	= 178,660
Heat/Cool Adj	+ 13.27	Depreciation (72%)	- 128,636
Plumbing Adj	+ 6.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,024
Adj Base Cost	= 117.90	Lot Value	+ 14,700
Total Area	x 1,383	Indicated Value	= 64,724
Adjusted Cost	= 163,056	Value Per SqFt	46.80

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	50,024		
Lot Value	14,700		
Indicated Value	64,724	46.80	Per SqFt
Agland Value			
Site Improvements	6,112		
Total Value	70,836	51.22	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2329	31x7		217	45.52		9,878



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:59:07
Page 3

Sketch Image

300004899



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,383	1.000	1,383
2	M	RSPC		20	Porch	217	1.000	217
3	G	3		20	Carport	450	1.000	450
Total Building Area						1,383		1,383



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:59:07
Page 4

300004899

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x10	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (27.14 x 600)		16,284	16,284	10,585	5,699
	SHDS	Storage INSIDE CARPORT	6x13x6		Formed Metal	78
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (26.49 x 78)		2,066	2,066	1,653	413