




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:04:35
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Assessment Data					Primary Image									
Account	300005286				 <p>FRONT OF BUILDING 2/11/2025</p>									
Parcel ID	1070-00-152-025-0-001-00													
Cadastral ID	1070-152-025-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 3												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14631													
ROBERTSON, MICHAEL G														
641 N 184 ROAD BUFFALO OK 73834-0000														
Parcel Location														
Situs	00103 W TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0025 / 0152	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83468225 -99.63050701														
MILLER'S ADD. BLOCK 152 LOTS 25														
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					
					687/487	MCGEACHY, LARRY A. &	02/22/2013	2,000	16					
					515/769	BLACKWELL, RALPH, ETUX	05/30/1996	0	MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,800	2,800	12%	336	Assessed	704	55.43					
Year Frozen		Improvements	37,095	3,069		368	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	39,895	5,869		704	Total Taxable	704	55.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005286	ROBERTSON, MICHAEL G			201	39,895	0	671	53.00					
2024	2024-300005286	ROBERTSON, MICHAEL G			201	39,901	0	639	52.00					
2023	2023-300005286	ROBERTSON, MICHAEL G			201	33,444	0	609	50.00					
2022	2022-300005286	ROBERTSON, MICHAEL G			201	28,325	0	580	48.00					
2021	2021-300005286	ROBERTSON, MICHAEL G			201	4,600	0	552	46.00					
2020	2020-300005286	ROBERTSON, MICHAEL G			201	4,600	0	552	45.00					
2019	2019-0005286	ROBERTSON, MICHAEL G			201	4,734		568	47.00					
2018	2018-0005286	ROBERTSON, MICHAEL G			201	4,734		568	47.00					
2017	2017-0005286	ROBERTSON, MICHAEL G			201	4,674		561	47.00					
2016	2016-0005286	ROBERTSON, MICHAEL G			201	4,674		561	48.00					
2015	2015-0005286	ROBERTSON, MICHAEL G			201	4,576		549	44.00					
2014	2014-0005286	ROBERTSON, MICHAEL G			201	4,611		553	44.00					
2013	2013-0005286	ROBERTSON, MICHAEL G			201	44,176		550	44.00					



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Lot Data	Primary Image	
<p>Lot Size 35 x 100</p> <p>Lot Count</p> <p>Units Buildable 2800</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 3,500.00 x .80 = 2,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,800</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,644</p> <p>Total Base Value 182,568</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 182,568</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 36,514</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 36,514</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 36,514</p> <p>Land Value 2,800</p> <p>Cost Approach Value 39,314 14.87/SqFt</p>	<p>Image ID 31671</p> <p>Image Date 2/11/2025</p> <p>Name 001.JPG</p> <p>Description FRONT OF BUILDING</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 2,800</p> <p>Total Appraised Value 39,314 14.87/SqFt</p>	



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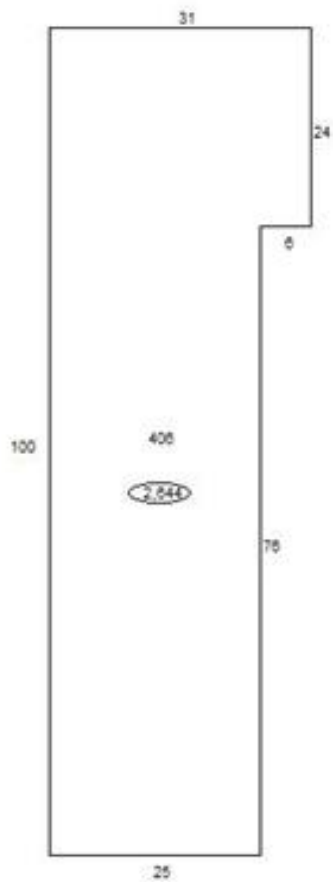
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Sketch Image

300005286



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	406	2,644	1.000	2,644
Total Building Area						2,644		2,644



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Account 300005286
Parcel ID 1070-00-152-025-0-001-00
Cadastral ID 1070-152-025-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name ROBERTSON, MICHAEL G

Building Data

Building ID 97
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,644
Average Perimeter 262
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1935
Effective Age 123
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 1.25 - Low
Condition 1.25 - Low
Exterior Wall 4 - Block with Stucco
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover Tar & Gravel

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description VI AREA 3
Base Cost 34.20
Wall Cost 34.85
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 69.05
Total Area 2,644
Base RCN 182,568
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 182,568
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (146,054)
Total RCNLD 36,514
Lump Sums
Total Building Value 36,514 \$ 13.81 Per SqFt