



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:05:23
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Assessment Data					Primary Image									
Account	300005340				<p>1070-00-169-019-0-001-00 02/22/24</p> <p>STORAGE GARAGE 2/23/2024</p>									
Parcel ID	1070-00-169-019-0-001-00													
Cadastral ID	1070-169-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14670													
CLEVELAND, ROBERT J.														
PO BOX 242 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00207 N HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0019 / 0169	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83516382 -99.62776513														
MILLERS ADD BLOCK 169 LOT 19														
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					
					651/176	CLEVELAND, LOREN N. ETUX	08/05/2009	7,500	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,000	2,000	12%	240	Assessed	3,355	264.17					
Year Frozen		Improvements	36,225	25,959		3,115	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	38,225	27,959		3,355	Total Taxable	3,355	264.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005340	CLEVELAND, ROBERT J.			201	38,225	0	3,195	252.00					
2024	2024-300005340	CLEVELAND, ROBERT J.			201	39,148	0	3,043	248.00					
2023	2023-300005340	CLEVELAND, ROBERT J.			201	32,182	0	2,898	240.00					
2022	2022-300005340	CLEVELAND, ROBERT J.			201	25,319	0	2,760	227.00					
2021	2021-300005340	CLEVELAND, ROBERT J.			201	21,908	0	2,629	217.00					
2020	2020-300005340	CLEVELAND, ROBERT J.			201	21,962	0	2,591	213.00					
2019	2019-0005340	CLEVELAND, ROBERT J. AND			201	23,441		2,469	205.00					
2018	2018-0005340	CLEVELAND, ROBERT J. AND			201	23,441		2,351	195.00					
2017	2017-0005340	CLEVELAND, ROBERT J. AND			201	19,725		2,239	186.00					
2016	2016-0005340	CLEVELAND, ROBERT J. AND			201	19,725		2,132	181.00					
2015	2015-0005340	CLEVELAND, ROBERT J. AND			201	18,074		2,031	161.00					
2014	2014-0005340	CLEVELAND, ROBERT J. AND			201	17,556		1,934	155.00					
2013	2013-0005340	CLEVELAND, ROBERT J. AND			201	30,769		1,842	147.00					



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Lot Data	Primary Image	
<p>Lot Size 25 x 100</p> <p>Lot Count</p> <p>Units Buildable 2000</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 2,500.00 x .80 = 2,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,250</p> <p>Total Base Value 175,095</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 175,095</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 35,019</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 35,019</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 35,019</p> <p>Land Value 2,000</p> <p>Cost Approach Value 37,019 16.45/SqFt</p>	<p>Image ID 28556</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description STORAGE GARAGE</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 2,000</p> <p>Total Appraised Value 37,019 16.45/SqFt</p>	



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Sketch Image

300005340



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	326		20	326	2,250	1.000	2,250
Total Building Area						2,250		2,250



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Account 300005340
Parcel ID 1070-00-169-019-0-001-00
Cadastral ID 1070-169-019-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name CLEVELAND, ROBERT J.

Building Data

Building ID 104
Building Sequence 1
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,250
Average Perimeter 230
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1953
Effective Age 88
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 21 - Hollow Clay Block
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover Composition

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 2
Zone Description VI AREA 2
Base Cost 35.43
Wall Cost 42.39
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 77.82
Total Area 2,250
Base RCN 175,095
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 175,095
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (140,076)
Total RCNLD 35,019
Lump Sums
Total Building Value 35,019 \$ 15.56 Per SqFt