



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:05:53
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Assessment Data					Primary Image									
Account	300005372													
Parcel ID	1070-00-173-010-0-001-00													
Cadastral ID	1070-173-010-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13806													
ROBERTS, IRA DON, ETUX														
P O BOX 740 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00415 E WILLIAMS ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0010 / 0173	Parcel Size	8 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 2/23/2024														
Legal Description Lat/Long: 36.83598030 -99.63090519														
MILLER'S ADD BLK 173 LOTS 10-12-14-16-18-20-22-24														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	Land Value	7,051	7,051	12%	846	Assessed	7,069	556.61						
Year Frozen	Improvements	65,000	51,859		6,223	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-79.00						
TIF Project ID	0	Total Value	72,051	58,910	7,069	Total Taxable	6,069	478.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005372	ROBERTS, IRA DON, ETUX			201	72,051	1000	5,863	462.00					
2024	2024-300005372	ROBERTS, IRA DON, ETUX			201	65,509	1000	5,663	461.00					
2023	2023-300005372	ROBERTS, IRA DON, ETUX			201	58,791	1000	5,469	452.00					
2022	2022-300005372	ROBERTS, IRA DON, ETUX			201	52,735	1000	5,281	434.00					
2021	2021-300005372	ROBERTS, IRA DON, ETUX			201	52,170	1000	5,098	421.00					
2020	2020-300005372	ROBERTS, IRA DON, ETUX			201	52,665	1000	4,921	405.00					
2019	2019-0005372	ROBERTS, IRA DON, ETUX			201	52,665		4,748	394.00					
2018	2018-0005372	ROBERTS, IRA DON, ETUX			201	52,665		4,581	380.00					
2017	2017-0005372	ROBERTS, IRA DON, ETUX			201	52,665		4,418	367.00					
2016	2016-0005372	ROBERTS, IRA DON, ETUX			201	52,665		4,260	362.00					
2015	2015-0005372	ROBERTS, IRA DON, ETUX			201	52,819		4,107	326.00					
2014	2014-0005372	ROBERTS, IRA DON, ETUX			201	52,819		3,958	317.00					
2013	2013-0005372	ROBERTS, IRA DON, ETUX			201	67,332		3,815	304.00					



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	7051		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	23,504.00 x .30 = 7,051		
Factor Value			
Adjustments			
Lot Value	7,051		



HOUSE 2/23/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,702 / 1,702
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

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	59,764		
Lot Value	7,051		
Indicated Value	66,815	39.26	Per SqFt
Agland Value			
Site Improvements	3,544		
Total Value	70,359	41.34	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	81.02	Total Misc Impr	+ 8,502
Roofing Adj	+ 3.86	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 181,102
Heat/Cool Adj	+ 10.77	Depreciation (67%)	- 121,338
Plumbing Adj	+ 5.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 59,764
Adj Base Cost	= 101.41	Lot Value	+ 7,051
Total Area	x 1,702	Indicated Value	= 66,815
Adjusted Cost	= 172,600	Value Per SqFt	39.26

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3264	10x8		80	40.16		3,213
RSPC	Raised Slab Porch - Covered	3265	4x4		16	40.46		647
CPDT	Carport - Detached	3267	24x20		480	9.67		4,642



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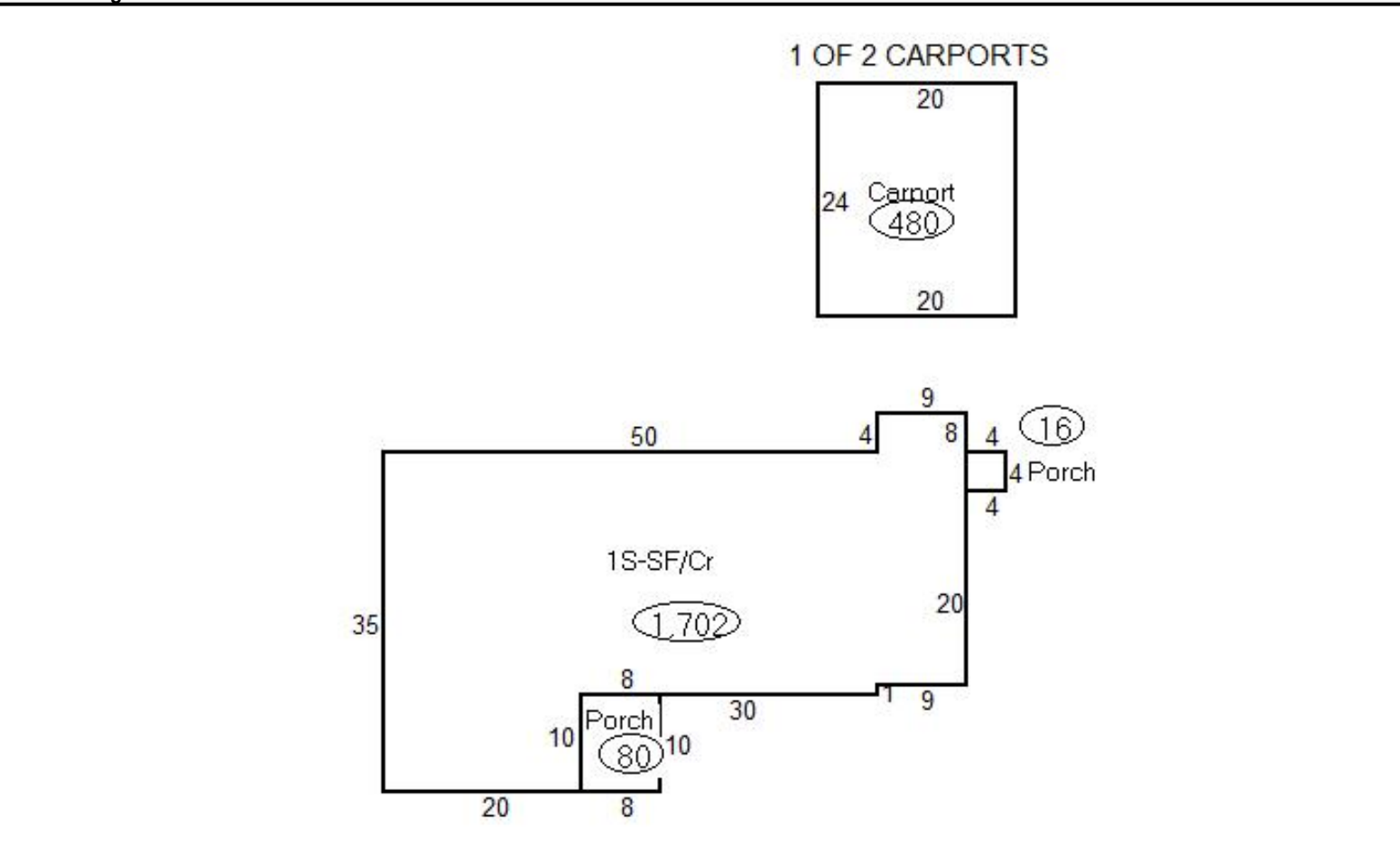
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	80	1.000	80
2	M	RSPC		20	Porch	16	1.000	16
3	R	1	Crawl	20	1S-SF/Cr	1,702	1.000	1,702
4	M	CPDT		20	Carport	480	1.000	480
5	N	0		20	1 OF 2 CARPORTS		0.000	
Total Building Area						1,702		1,702



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	40x8x8			320
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ 0% Func)	RCNLD
	Base Cost (18.26 x 320)		5,843	5,843	3,564	2,279
	CPDT	Carport - Detached	20x20x8		Formed Metal	400
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 400)		3,176	3,176	2,541	635
	SHDS	Yard Shed - Wood	16x12x6		Dirt Composition Shingle	192
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (16.40 x 192)		3,149	3,149	2,519	630