




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 300005594 Parcel ID 1070-00-249-001-0-001-00 Cadastral ID 1070-249-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14834 ROBERTSON, LYNN & MIKE ROBERTSON 641 N 184 RD BUFFALO OK 73834-0000 Parcel Location Situs 00621 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0249 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-249-001-0-001-00 02/26/24</p>														
OFFICE BUILDING 3/4/2024																			
Legal Description Lat/Long: 36.83844756 -99.62706032					Building Permits														
MILLERS ADD. BLOCK 249 LOTS 1-3-5					<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										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	6,000	6,000	12%	720	Assessed	3,313	260.87										
Year Frozen		Improvements	40,372	21,608		2,593	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	46,372	27,608		3,313	Total Taxable	3,313	261.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300005594	ROBERTSON, LYNN &			201	46,372	0	3,156	249.00										
2024	2024-300005594	ROBERTSON, LYNN &			201	48,071	0	3,005	245.00										
2023	2023-300005594	ROBERTSON, LYNN &			201	32,225	0	2,862	237.00										
2022	2022-300005594	ROBERTSON, LYNN &			201	26,094	0	2,725	224.00										
2021	2021-300005594	ROBERTSON, LYNN &			201	24,866	0	2,596	214.00										
2020	2020-300005594	ROBERTSON, LYNN &			201	23,150	0	2,472	203.00										
2019	2019-0005594	ROBERTSON, LYNN &			201	24,409		2,355	195.00										
2018	2018-0005594	ROBERTSON, LYNN &			201	24,409		2,243	186.00										
2017	2017-0005594	ROBERTSON, LYNN &			201	21,560		2,136	178.00										
2016	2016-0005594	ROBERTSON, LYNN &			201	21,560		2,034	173.00										
2015	2015-0005594	ROBERTSON, LYNN &			201	20,345		1,937	154.00										
2014	2014-0005594	ROBERTSON, LYNN &			201	19,887		1,846	148.00										
2013	2013-0005594	ROBERTSON, LYNN &			201	22,704		1,757	140.00										



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Lot Data		Primary Image	
Lot Size	75 x 100		
Lot Count			
Units Buildable	6000		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	7 BUFFALOMILLERS COM		
Value Method	Square-Foot		
Base Lot Value	7,500.00 x .80 = 6,000		
Factor Value	0		
Adjustments			
Lot Value	6,000		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	28946
Total Building Area	625	Image Date	3/4/2024
Total Base Value	131,281	Name	001.JPG
Modifier Value		Description	OFFICE BUILDING
Misc Improvements			
Replacement Cost New	131,281		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	39,384		
Economic Depreciation			
RCNLD (All Sources)	39,384		
Depreciated Improvements			
Outbuilding Value	1,706		
Total Improvement Value	41,090		
Land Value	6,000		
Cost Approach Value	47,090 75.34/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	1,706
Miscellaneous Income		Land Value	6,000
Effective Gross Income (EGI)		Total Appraised Value	47,090 75.34/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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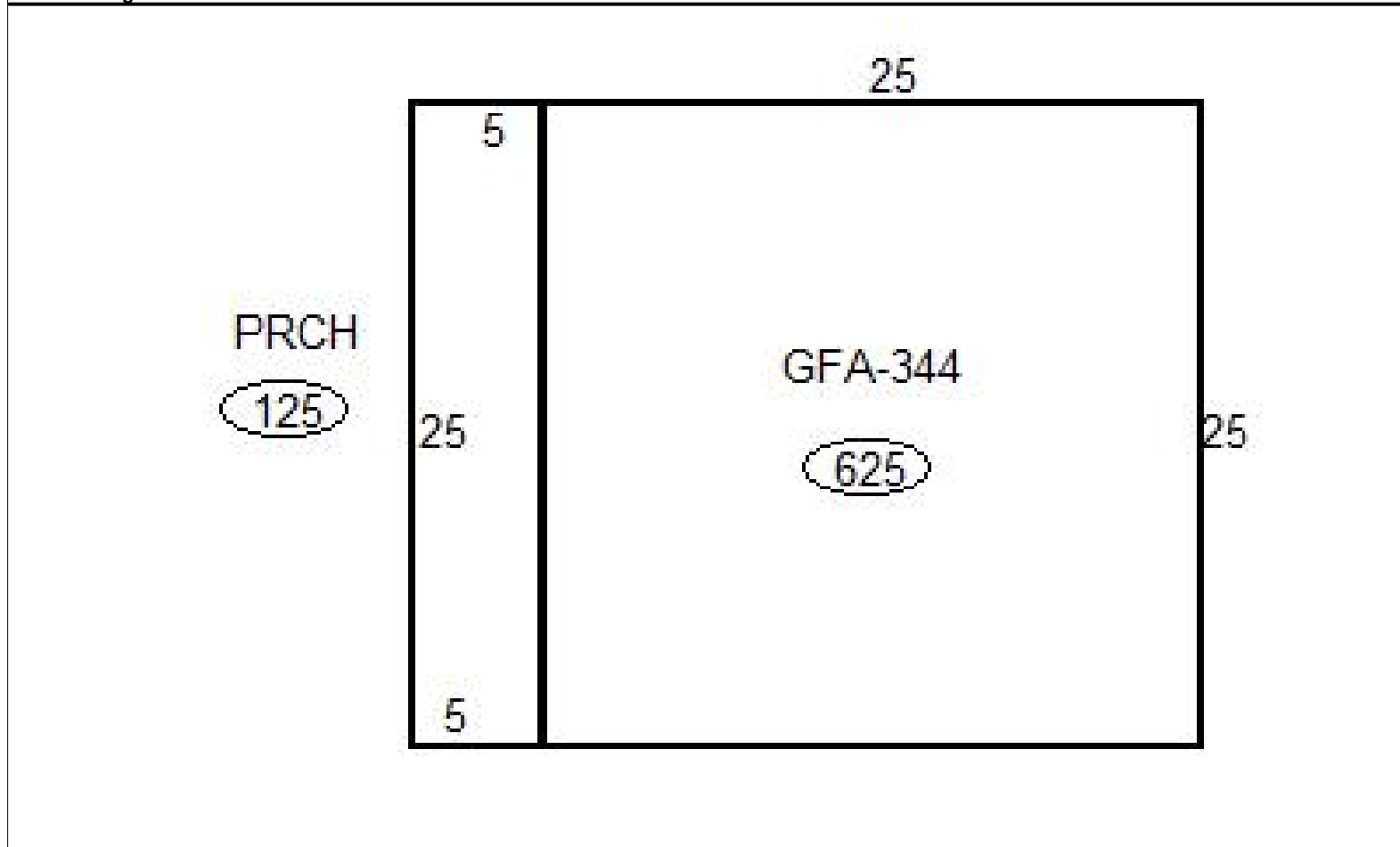
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	GFA-344	625	1.000	625
2	O	PRCH		13	PRCH	125	1.000	125
Total Building Area						625		625



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Account 300005594
Parcel ID 1070-00-249-001-0-001-00
Cadastral ID 1070-249-001-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name ROBERTSON, LYNN &

Building Data

Building ID 119
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 625
Average Perimeter 100
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 1963
Effective Age 50
Construction Class 1 - Residential Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 83 - Stud Block Veneer
Heating/Cooling 8 - Warmed and Cooled Air
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 001.JPG
Image Date 3/4/2024
Image Name 001.JPG
Description OFFICE BUILDING

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 113.68
Wall Cost 78.60
HVAC Cost 17.77
Basement Cost 0.00
Total Base Cost 210.05
Total Area 625
Base RCN 131,281
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 131,281
Physical Depreciation 70%
Functional Depreciation
Total Depreciation 70% (91,897)
Total RCNLD 39,384
Lump Sums
Total Building Value 39,384 \$ 63.01 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Porch	25x5x8	Concrete	Formed Metal	125
	Qual	3	Cond 3	Year 1963	Eff Age 63	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (22.60 x 125)				2,825	2,260	565
	PAVA	Paving - Asphalt / DRIVEWAY	60x30x0	Paved-Asphalt		1,800
	Qual	3	Cond 3	Year 1963	Eff Age 63	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (3.17 x 1,800)				5,706	4,565	1,141
Total Site Improvement Value						1,706