




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300005660				 <p>1070-00-271-002-0-001-00 02/24/25</p>									
Parcel ID	1070-00-271-002-0-001-00													
Cadastral ID	1070-271-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14875													
ROBISON, KATHERINE JANE														
PO BOX 6														
BUFFALO OK 73834-0000														
Parcel Location														
Situs	00712 N HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0271	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83842082 -99.63659531														
MILLERS ADD BLOCK 271 LOTS 2-4-6; E 17.5'OF 1-3-5;														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	ROBISON, KATHERINE JANE													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,349	3,349	12%	402	Assessed	4,153 327.01						
Year Frozen		Improvements	35,895	31,255		3,751	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	39,244	34,604		4,153	Total Taxable	3,153 248.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005660	ROBISON, KATHERINE JANE	201	39,244	1000	3,032	239.00							
2024	2024-300005660	ROBISON, KATHERINE JANE	201	43,564	1000	2,914	237.00							
2023	2023-300005660	ROBISON, KATHERINE JANE	201	41,244	1000	2,800	232.00							
2022	2022-300005660	ROBISON, KATHERINE JANE	201	34,591	1000	2,690	221.00							
2021	2021-300005660	ROBISON, KATHERINE JANE	201	34,442	1000	2,582	213.00							
2020	2020-300005660	ROBISON, KATHERINE JANE	201	34,442	1000	2,478	204.00							
2019	2019-0005660	ROBISON, KATHERINE JANE	201	34,442		2,377	197.00							
2018	2018-0005660	ROBISON, KATHERINE JANE	201	34,442		2,279	189.00							
2017	2017-0005660	ROBISON, KATHERINE JANE	201	34,442		2,183	181.00							
2016	2016-0005660	ROBISON, KATHERINE JANE	201	34,442		2,090	178.00							
2015	2015-0005660	ROBISON, KATHERINE JANE	201	34,562		2,000	159.00							
2014	2014-0005660	ROBISON, KATHERINE JANE	201	34,562		1,913	153.00							
2013	2013-0005660	ROBISON, KATHERINE JANE	201	37,118		1,828	146.00							




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3349	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,164.00 x .30 = 3,349	
Factor Value		
Adjustments		
Lot Value	3,349	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,366 / 1,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	450 Carport - Gable Roof
Remodel	
Year/Eff Age	1951 / 79

HOUSE 2/24/2025

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	36,045		
Lot Value	3,349		
Indicated Value	39,394	28.84	Per SqFt
Agland Value			
Site Improvements	182		
Total Value	39,576	28.97	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	85.21	Total Misc Impr	+ 3,372
Roofing Adj	+ 4.06	Garage Cost	+ 3,771
Subfloor Adj	+ 0.00	Total RCN	= 150,191
Heat/Cool Adj	+ 10.77	Depreciation (76%)	- 114,146
Plumbing Adj	+ 4.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,045
Adj Base Cost	= 104.72	Lot Value	+ 3,349
Total Area	x 1,366	Indicated Value	= 39,394
Adjusted Cost	= 143,048	Value Per SqFt	28.84

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4099	12x7	1951	84	40.14		3,372



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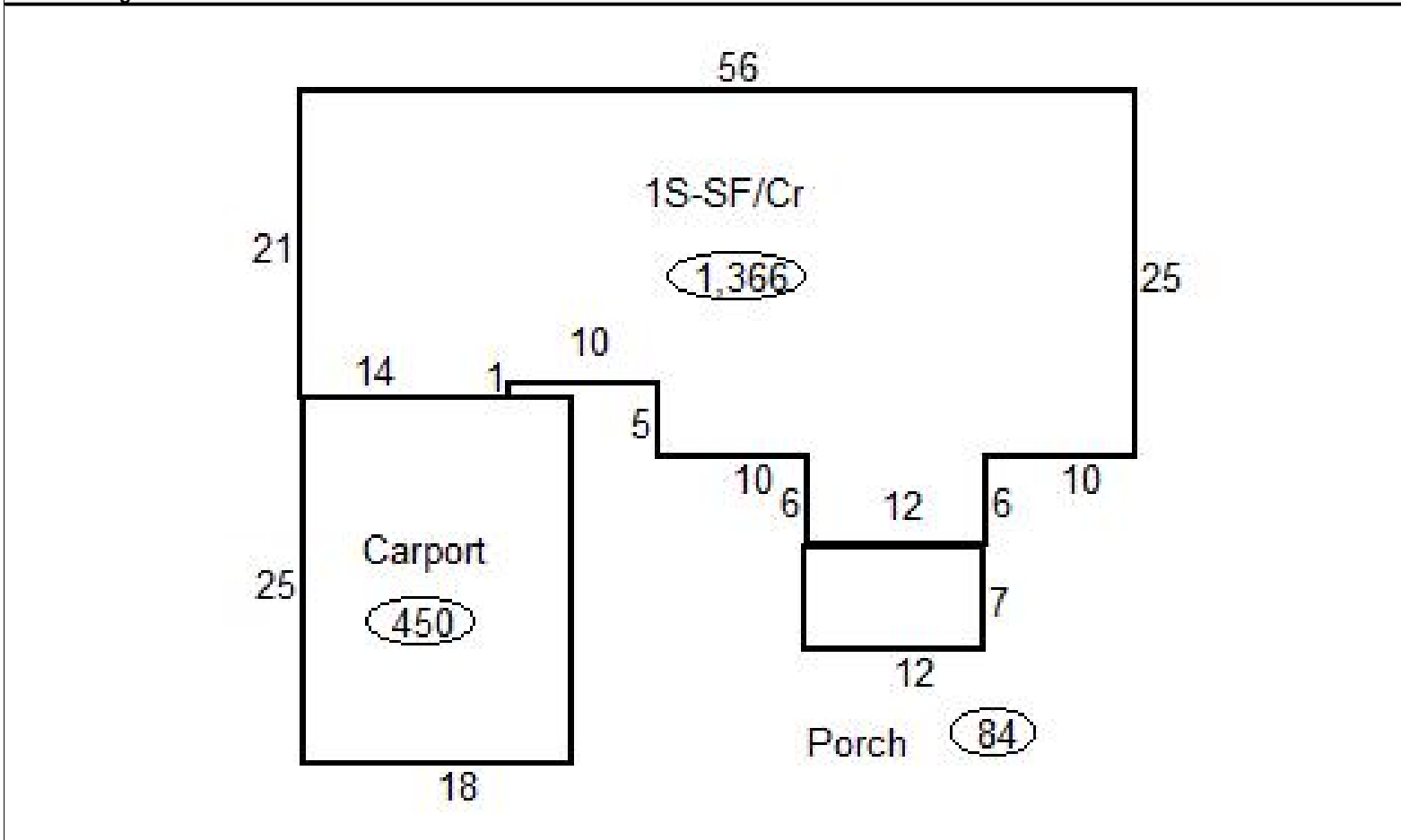
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Sketch Image

300005660



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,366	1.000	1,366
2	G	3		20	Carport	450	1.000	450
3	M	RSPC		20	Porch	84	1.000	84
Total Building Area						1,366		1,366



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / BY STEPS	14x10x0	Concrete		140
	Qual	3	Cond 3	Year 1951	Eff Age 75	
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.49 x 140)		909		909	727	182