



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:36:23
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Assessment Data					Primary Image									
Account	300011939				No Image On File									
Parcel ID	1070-00-154-023-0-002-00													
Cadastral ID	1070-154-023-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25793													
CHARLTON, ROBIN L.														
P O BOX 75 BUFFALO OK 73834-														
Parcel Location														
Situs	00106 NW THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0023 / 0154	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83508244 -99.63353384														
MILLERS ADD. BLOCK 154 N 51.82 OF LOTS 23-24-25														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
791/10	BLANDON, CHRISTOPHER AND LINDA	07/29/2025	34,000	17										
783/66	ESC PROPERTIES LLC	07/23/2024	10,000	16										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2026	Land Value	1,321	1,321	12%	159	Assessed	5,337 420.24						
Year Frozen		Improvements	43,150	43,150		5,178	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	44,471	44,471		5,337	Total Taxable	4,337 341.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300011939	CHARLTON, ROBIN L.	201	44,471	0	5,337	420.00							
2024	2024-300011939	BLANDON, CHRISTOPHER AND LINDA	201	15,838	0	1,901	155.00							



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	0	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	4,402.00 x .30 = 1,321	
Factor Value		
Adjustments	0.0000	
Lot Value	1,321	

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	425 / 425
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	264 Detached Garage - Unfinished
Remodel	TOTAL -
Year/Eff Age	1940 / 38

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		

Cost Approach		Manual :	
Base Cost	108.06	Total Misc Impr	+ 4,714
Roofing Adj	+ 5.68	Garage Cost	+ 13,603
Subfloor Adj	+ 0.00	Total RCN	= 76,104
Heat/Cool Adj	+ 1.97	Depreciation (45%)	- 34,247
Plumbing Adj	+ 20.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,857
Adj Base Cost	= 135.97	Lot Value	+ 1,321
Total Area	x 425	Indicated Value	= 43,178
Adjusted Cost	= 57,787	Value Per SqFt	101.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,857		
Lot Value	1,321		
Indicated Value	43,178	101.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	43,178	101.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3062	3x3	1940	9	11.02		99
RSPC	Wood Porch - Covered	3063	15x7	1940	105	43.95		4,615



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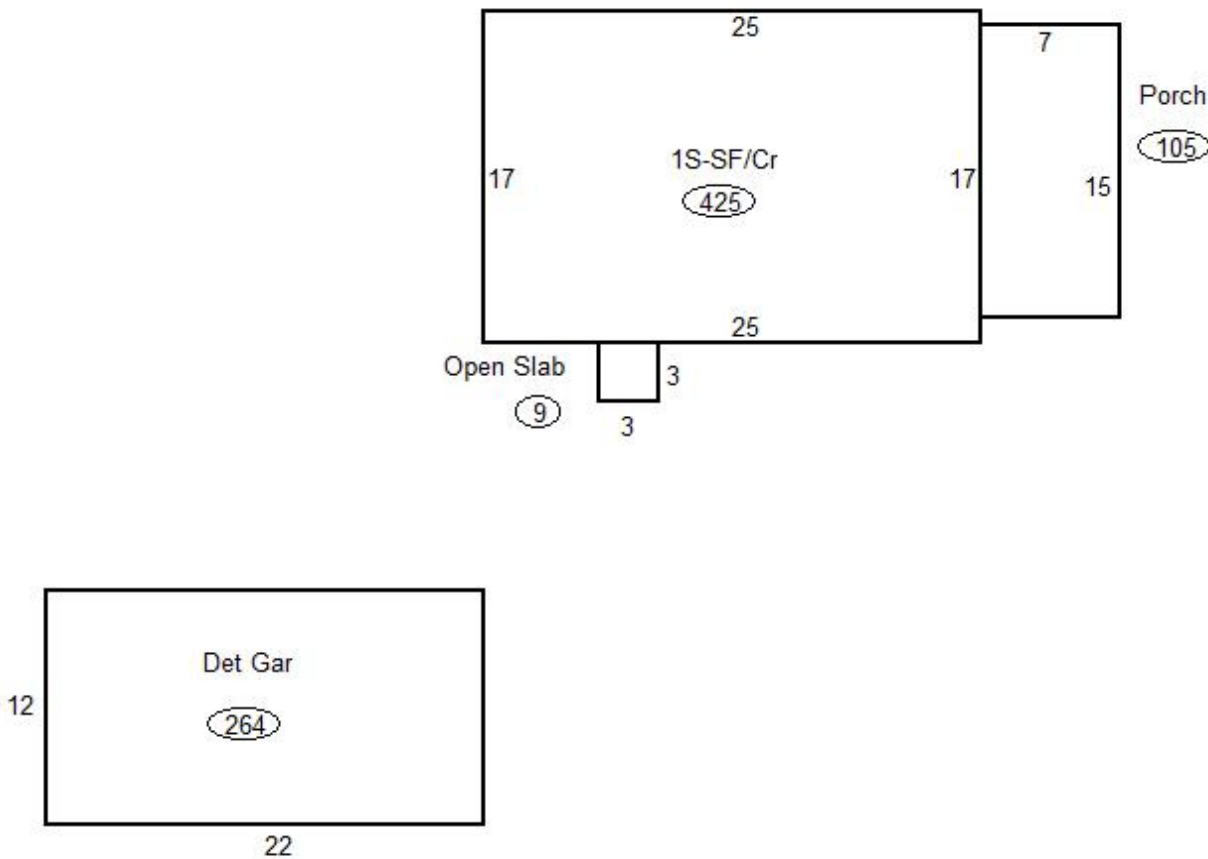
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Sketch Image

300011939



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		10	Open Slab	9	1.000	9
2	M	RSPC		10	Porch	105	1.000	105
3	G	2		10	Det Gar	264	1.000	264
4	R	1	Crawl	10	1S-SF/Cr	425	1.000	425
Total Building Area						425		425