



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	300000678				No Image On File				
Parcel ID	0000-05-25N-25W-2-002-00								
Cadastral ID	0000-25N-25W-05-2-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	101 - 1R-LAVERNE								
Name ID	12632								
DUNCAN, ERIC S.									
2410 LEANING ELM RD WOODWARD OK 73801-									
Parcel Location									
Situs	E 23 RD								
Subdivision									
Lot/Block	/	Parcel Size	281 - Acres						
Sec/Twn/Rng	5 / 25 / 25 / 2								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.70073405 -99.90010948									
Building Permits									
SEC.5-25-25 LOTS 3; SE4NW4; E2SW4; W2SE4; NE4SE4 BOOK 792 PAGE 681									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					792/681	DUNCAN, R.F. FAMILY REV. TRUST-A	10/02/2025		04
					503/843	BONHAM, VELDA P.	11/02/1994	64,000	Q
					/	DUNCAN, R.F. & (TRUST)			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	43,313	43,313	12%	5,198	Assessed	5,198	349.25
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	43,313	43,313		5,198	Total Taxable	5,198	349.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300000678	DUNCAN, ERIC S.	101	43,313	0	5,198	349.00		
2024	2024-300000678	DUNCAN, R.F. FAMILY REV. TRUST AND	101	43,313	0	5,198	346.00		
2023	2023-300000678	DUNCAN, R.F. FAMILY REV. TRUST AND	101	43,313	0	5,198	349.00		
2022	2022-300000678	DUNCAN, R.F. & (TRUST)	101	48,684	0	5,842	396.00		
2021	2021-300000678	DUNCAN, R.F. & (TRUST)	101	48,684	0	5,842	403.00		
2020	2020-300000678	DUNCAN, R.F. & (TRUST)	101	48,684	0	5,842	396.00		
2019	2019-0000678	DUNCAN, R.F. & (TRUST)	101	48,684		5,842	349.00		
2018	2018-0000678	DUNCAN, R.F. & (TRUST)	101	48,684		5,842	349.00		
2017	2017-0000678	DUNCAN, R.F. & (TRUST)	101	48,684		5,842	349.00		
2016	2016-0000678	DUNCAN, R.F. & (TRUST)	101	48,684		5,842	349.00		
2015	2015-0000678	DUNCAN, R.F. & (TRUST)	101	48,684		5,842	349.00		
2014	2014-0000678	DUNCAN, R.F. & (TRUST)	101	48,684		5,842	349.00		
2013	2013-0000678	DUNCAN, R.F. & (TRUST)	101	48,684		5,842	349.00		



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		43,313						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	43,313 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300000678

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MB	MANSIC CLAY 1-3%	CR	45			38.068	229	229	8,719	8,719
MB	MANSIC CLAY 1-3%	IP	45			13.355	177	177	2,368	2,368
MB	MANSIC CLAY 1-3%	NP	45			13.415	144	144	1,932	1,932
MD	MANSKER LOAM 1-3%	CR	39			2.912	199	199	578	578
ME	MANSKER LOAM 3-5%	CR	31			17.411	158	158	2,747	2,747
ME	MANSKER LOAM 3-5%	IP	31			27.427	122	122	3,350	3,350
ME	MANSKER LOAM 3-5%	NP	31			27.436	99	99	2,722	2,722
OA	OTERO LOAMY SAND	CR	15			31.272	76	76	2,388	2,388
OA	OTERO LOAMY SAND	IP	15			28.097	59	59	1,661	1,661
OA	OTERO LOAMY SAND	NP	15			27.982	48	48	1,343	1,343
PA	PRATT BILLOWY	CR	48			21.096	244	244	5,154	5,154
PC	PRATT LOAMY BILLOWY	NP	37			.033	118	118	4	4
PC	PRATT LOAMY BILLOWY	CR	37			7.031	188	188	1,324	1,324
PD	PRATT LOAMY HUMMOCKY	NP	31			.031	99	99	3	3
PD	PRATT LOAMY HUMMOCKY	CR	31			.209	158	158	33	33
SC	SPUR CLAY LOAM	CR	70			19.267	356	356	6,865	6,865
SD	SPUR LOAM	NP	70			.017	224	224	4	4
SD	SPUR LOAM	CR	70			5.943	356	356	2,118	2,118
CR Totals						281.000			43,313	43,313
Total Agland						281.000			43,313	43,313