



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:57:10
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Assessment Data					Primary Image																																																																																																																				
Account 300004762 Parcel ID 1001-00-009-013-0-001-00 Cadastral ID 1001-009-013-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14341 WINTERS, JOHN T. 43875 S. COUNTY ROAD 225 MOORELAND OK 73852-0000 Parcel Location Situs 00325 SE SECOND Subdivision BUFFALO ORIG Lot/Block 0013 / 0009 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1001-00-009-013-0-001-00 01/05/23</p> <p>SHED 1/6/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.83223717 -99.63009645 BUFFALO ORIG. BLOCK 9 LOTS PART 13 THRU 19; INCLUDES AB RR BOOK 693 PAGE 135																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 11622</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 14,527.00 x .80 = 11,622</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 11,622</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 715</p> <p>Total Improvement Value 715</p> <p>Land Value 11,622</p> <p>Cost Approach Value 12,337</p>	<p>Image ID 23686</p> <p>Image Date 1/6/2023</p> <p>Name 001.JPG</p> <p>Description SHED</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 715</p> <p>Land Value 11,622</p> <p>Total Appraised Value 12,337</p>	



Harper

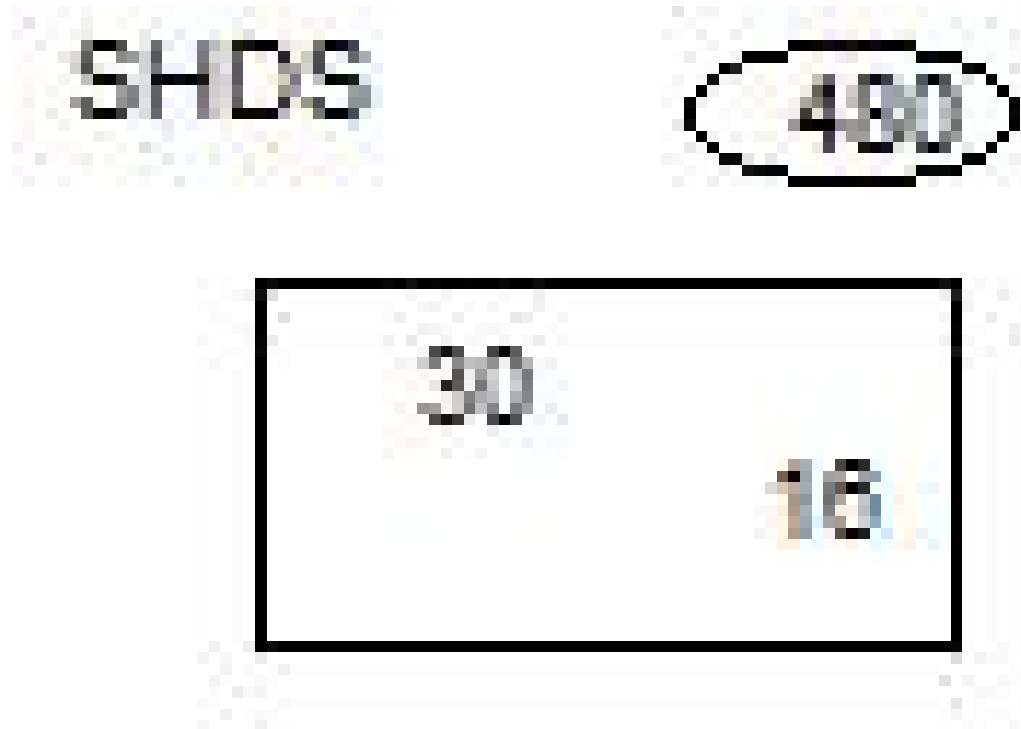
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Sketch Image

300004762



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	SHDS		50	SHDS	480	1.000	480

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / BAD SHAPE	30x16x8	Dirt	Formed Metal	480
	Qual 1	Cond 1	Year 1985	Eff Age 57		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (7.45 x 480)		3,576	2,861	715
Total Site Improvement Value						715