



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:14
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Assessment Data					Primary Image																																																																																																																				
Account 300005771 Parcel ID 1199-12-27N-23W-3-000-00 Cadastral ID 1199-27N-23W-12-3-000-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14943 DUNCAN, MICHAEL D. P O BOX 201 BUFFALO OK 73834-0000 Parcel Location Situs 00502 W TURNER ST Subdivision OUTLYING AREA--BUFFALO Lot/Block / Parcel Size .78 - Lots Sec/Twn/Rng 12 / 27 / 23 / 3 Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83364117 -99.62774183 OUTLYING AREAS TO THE TOWN OF BUFFALO SEC.12-27-23 TRACT #7 1.28 ACRES																																																																																																																									
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Lot Data		Square-Foot - OUTLYING AREA	
Lot Size	0	0	
Lot Count			
Units Buildable	16650		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	55,500.00 x .30 = 16,650		
Factor Value			
Adjustments			
Lot Value	16,650		



1 2/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,357 / 2,714
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1932 / 94

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adjusted 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	45,347		
Lot Value	16,650		
Indicated Value	61,997	22.84	Per SqFt
Agland Value			
Site Improvements	3,034		
Total Value	65,031	23.96	Total Value Per SqFt

Cost Approach

Cost Approach		Manual :	
Base Cost	66.22	Total Misc Impr	+ 2,369
Roofing Adj	+ 2.07	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 226,735
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 181,388
Plumbing Adj	+ 3.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,347
Adj Base Cost	= 82.67	Lot Value	+ 16,650
Total Area	x 2,714	Indicated Value	= 61,997
Adjusted Cost	= 224,366	Value Per SqFt	22.84

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	4427	35x9		315	7.52		2,369



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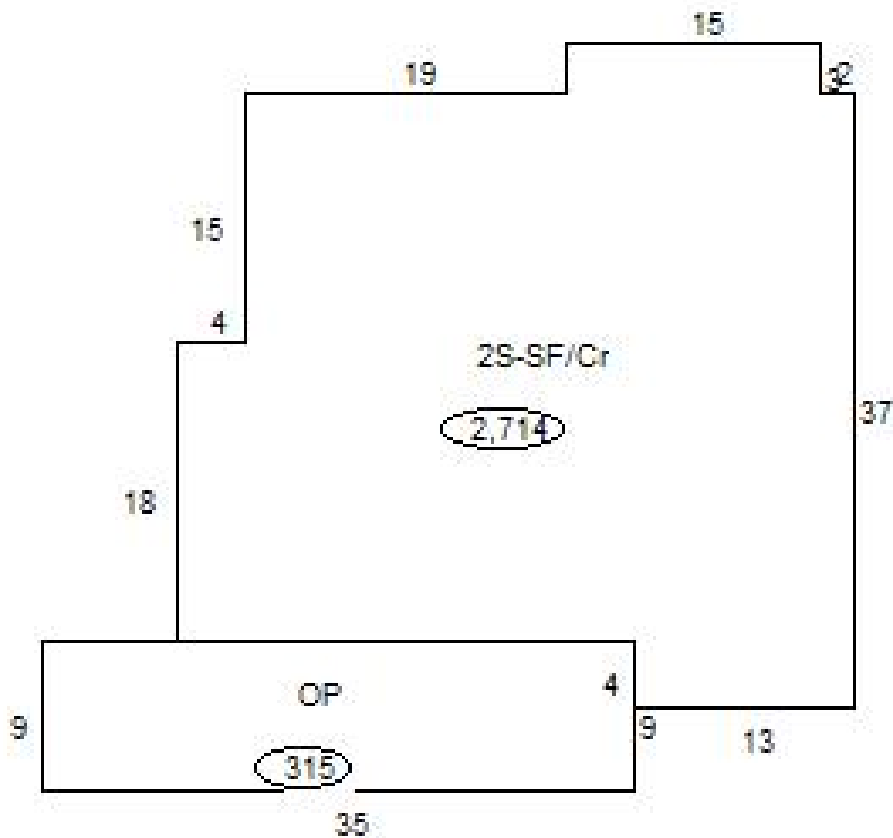
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Sketch Image

300005771



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	20	2S-SF/Cr	1,357	2.000	2,714
2	M	PATO		20	OP	315	1.000	315
Total Building Area						1,357		2,714



Harper

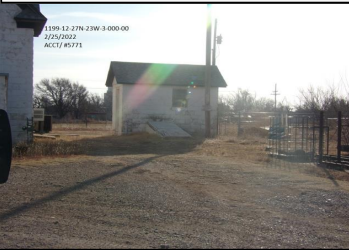


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
 <p>1199 12-276-236-3-000-00 3/25/2023 ACCU #93771</p>	SHDS	Yard Shed - Wood	20x10x8		Composition Roll	200		
	Qual	3	Cond	3	Year	2000	Eff Age	26
						0		
						0		
		Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (20.62 x 200)	4,124		4,124	2,887	1,237	
 <p>1199 12-276-236-3-000-00 3/25/2023 ACCU #93771</p>	LNT0	Lean To - Attached	22x13x8		Galvanized Metal	286		
	Qual	3	Cond	3	Year	2000	Eff Age	26
			Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
			Base Cost (6.32 x 286)	1,808		1,808	1,446	362
 <p>1199 12-276-236-3-000-00 3/25/2023 ACCU #93771</p>	SHDS	Shed - Small	20x13x10		Galvanized Metal	260		
	Qual	3	Cond	3	Year	2000	Eff Age	26
						0		
			Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (18.40 x 260)	4,784		4,784	3,349	1,435	