



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:12:17
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005774 Parcel ID 1199-12-27N-23W-3-003-00 Cadastral ID 1199-27N-23W-12-3-003-00 Property Type REAL - Real Property Property Class UC 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 00504 W TURNER ST Subdivision OUTLYING AREA--BUFFALO Lot/Block / Parcel Size .22 - Lots Sec/Twn/Rng 12 / 27 / 23 / 3 Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO					<p>1199-12-27N-23W-3-003-00 2/25/2022 ACCT. #5774</p> <p>EQUIPMENT SHED 2/28/2022</p>																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 10324</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 8 OUTLYING AREA</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 34,412.00 x .30 = 10,324</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 10,324</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 51,270</p> <p>Total Improvement Value 51,270</p> <p>Land Value 10,324</p> <p>Cost Approach Value 61,594</p>	<p>Image ID 17516</p> <p>Image Date 2/28/2022</p> <p>Name 5774_1.JPG</p> <p>Description EQUIPMENT 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 51,270</p> <p>Land Value 10,324</p> <p>Total Appraised Value 61,594</p>	



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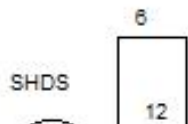
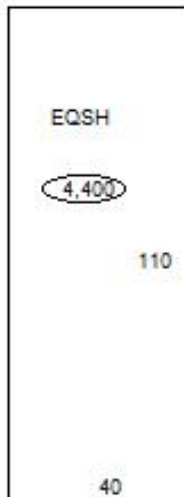
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Sketch Image

300005774



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	EQSH		50	EQSH	4,400	1.000	4,400
2	O	SHDS		20	SHDS	72	1.000	72

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>1198-12-276-2106-3-003-00 2/25/2022 ACCT: 40374</p>	EQSH	Equipment Shed	110x40x14	Concrete	Formed Metal	4,400
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (18.24 x 4,400)				80,256	29,695	50,561
 <p>1198-12-276-2106-3-003-00 2/25/2022 ACCT: 40374</p>	SHDS	Shed - Small	6x12x8		Galvanized Metal	72
	Qual	2.25	Cond 2.25	Year 2010	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (22.39 x 72)				1,612	903	709
Total Site Improvement Value						51,270