



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:26:02  
 Page 1

Assessment Data					Primary Image									
Account	300002492													
Parcel ID	0000-10-27N-23W-4-001-00													
Cadastral ID	0000-27N-23W-10-4-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13426													
MUNSON, PAUL D. AND														
BRANDY M. MUNSON														
PO BOX 293														
BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	18869 US 64 HWY													
<b>Subdivision</b>														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	10 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 5/9/2024														
<b>Legal Description</b> Lat/Long: 36.84304672 -99.98535492														
SEC.10-27-23 PARCEL OF LAND IN SW4SE4 BOOK 557 PAGE 307														
<b>Building Permits</b>														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
557/307	QUIGLEY, GERALD L. ETUX	06/14/2000	67,000	QV										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	8,000	8,000	12%	960	Assessed	13,778	1,084.88					
Year Frozen		Improvements	109,420	106,821		12,818	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	117,420	114,821		13,778	Total Taxable	12,778	1,006.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002492	MUNSON, PAUL D. AND	102	117,420	1000	12,377	975.00							
2024	2024-300002492	MUNSON, PAUL D. AND	102	122,659	1000	11,988	976.00							
2023	2023-300002492	MUNSON, PAUL D. AND	102	107,659	1000	11,610	960.00							
2022	2022-300002492	MUNSON, PAUL D. AND	102	103,783	1000	11,242	925.00							
2021	2021-300002492	MUNSON, PAUL D. AND	102	103,893	1000	10,885	899.00							
2020	2020-300002492	MUNSON, PAUL D. AND	102	95,857	1000	9,683	797.00							
2019	2019-0002492	MUNSON, PAUL D. AND	102	97,499		9,372	777.00							
2018	2018-0002492	MUNSON, PAUL D. AND	102	99,141		9,071	752.00							
2017	2017-0002492	MUNSON, PAUL D. AND	102	95,362		8,777	730.00							
2016	2016-0002492	MUNSON, PAUL D. AND	102	94,526		8,218	699.00							
2015	2015-0002492	MUNSON, PAUL D. AND	102	83,153		7,950	631.00							
2014	2014-0002492	MUNSON, PAUL D. AND	102	78,677		7,690	616.00							
2013	2013-0002492	MUNSON, PAUL D. AND	102	79,960		7,436	592.00							



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Date 02/06/2026  
 Time 06:26:02  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,643 / 1,643
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,643
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	336 Total, 336 Partition
Garage Type	750 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56

HOUSE	5/9/2024
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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	

Cost Approach		Manual :	
Base Cost	89.03	Total Misc Impr	+ 7,479
Roofing Adj	+ 4.56	Garage Cost	+ 19,030
Subfloor Adj	+ -1.86	Total RCN	= 223,653
Heat/Cool Adj	+ 10.77	Depreciation ( 59%)	- 131,955
Plumbing Adj	+ 5.97	Lump Sums	+ 0
Basement Adj	+ 11.53	RCNLD	= 91,698
Adj Base Cost	= 119.99	Lot Value	+ 8,000
Total Area	x 1,643	Indicated Value	= 99,698
Adjusted Cost	= 197,144	Value Per SqFt	60.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,698		
Lot Value	8,000		
Indicated Value	99,698	60.68	Per SqFt
Agland Value			
Site Improvements	19,686		
Total Value	119,384	72.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	1312	14x8		112	16.94		1,897
PATO	Slab Porch - Open	1314	4x4		16	9.78		156
RSPC	Raised Slab Porch - Covered	1315	17x8		136	39.90		5,426



Harper

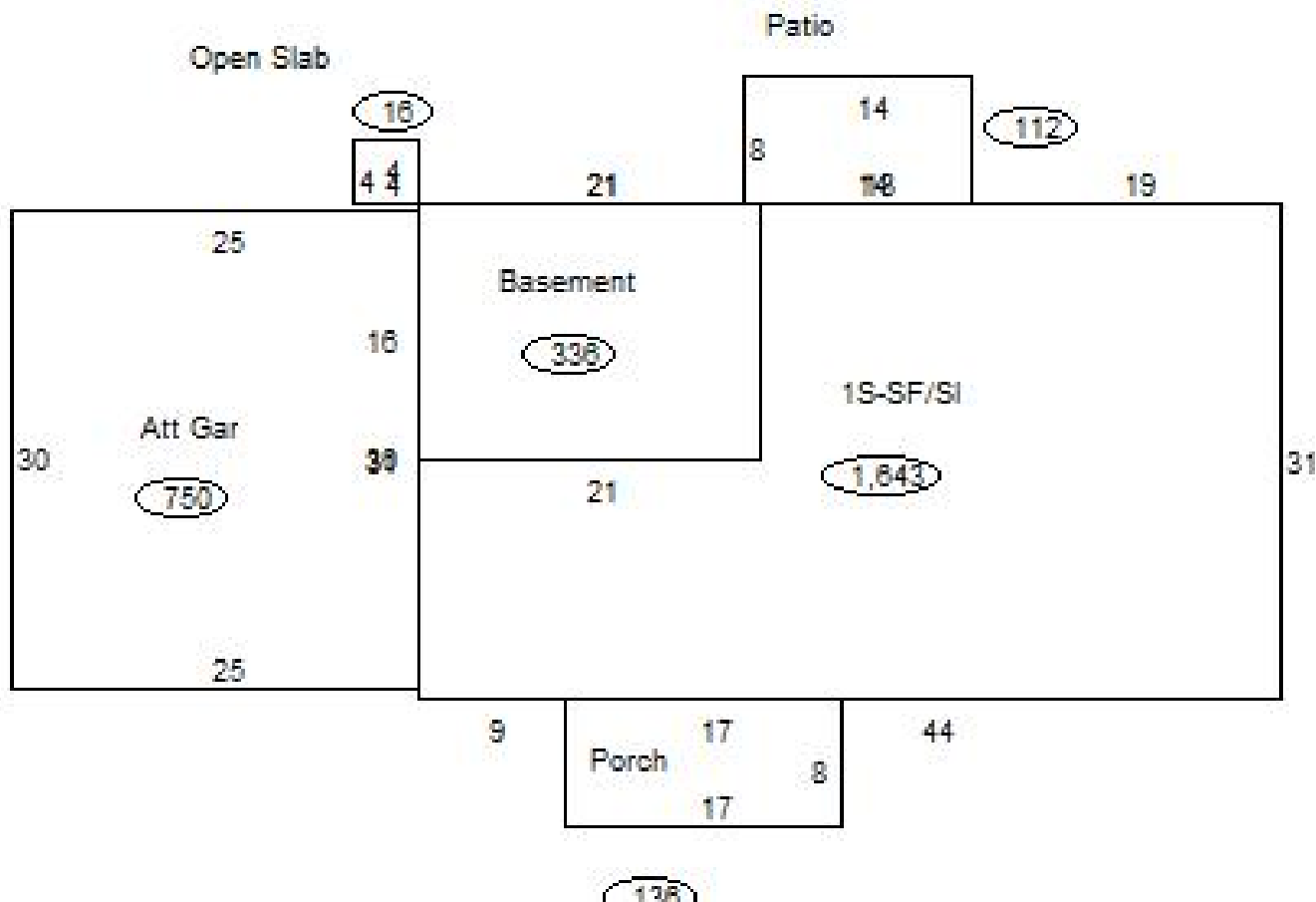
Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026  
 Time 06:26:02  
 Page 3

Sketch Image

300002492



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	112	1.000	112
2	B			20	Basement	336	1.000	336
3	M	PATO		20	Open Slab	16	1.000	16
4	M	RSPC		20	Porch	136	1.000	136
5	R	1	Slab	20	1S-SF/SI	1,643	1.000	1,643
6	G	1		20	Att Gar	750	1.000	750
<b>Total Building Area</b>						1,643		1,643



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Date 02/06/2026  
 Time 06:26:02  
 Page 4

300002492

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Equipment Shelter North field	30x24x10	Dirt	Galvanized Metal	720	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (22.71 x 720)		16,351		16,351	1,799	14,552
	SHDS	Shipping/Storage Container	20x8x8	Base	Formed Metal	160	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.68 x 160)		3,469		3,469	1,457	2,012
	SHDS	Yard Shed - Wood	12x10x6	Dirt	Galvanized Metal	120	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (17.66 x 120)		2,119		2,119	1,038	1,081
 <small>0000-10-27N-23W-4-001-00 2492 11/02/2020</small>	PACN	Paving - Concrete Driveway	334x8x0			2,672	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (3.82 x 2,672)		10,207		10,207	8,166	2,041