




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 300002556 Parcel ID 0000-18-27N-23W-3-001-00 Cadastral ID 0000-27N-23W-18-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 13455 PRUYSER, JESSE R. & AUBREY D. PRUYSER PO BOX 318 BUFFALO OK 73834-0000 Parcel Location Situs 18509 HWY 64 N. Subdivision Lot/Block / Parcel Size 36 - Acres Sec/Twn/Rng 18 / 27 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
HOUSE										6/17/2025																																																																																																															
Legal Description Lat/Long: 36.86287595 -100.00128259 SEC 18-27-23 LOT 4 (SW4/SW4) BOOK 645 PAGE 283					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	7 Modular Home
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,950 / 1,950
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

HOUSE	6/17/2025
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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	69.53	Total Misc Impr	+ 7,953
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 146,267
Heat/Cool Adj	+ 0.00	Depreciation (4%)	- 5,851
Plumbing Adj	+ 1.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 140,416
Adj Base Cost	= 70.93	Lot Value	+ 5,000
Total Area	x 1,950	Indicated Value	= 145,416
Adjusted Cost	= 138,314	Value Per SqFt	74.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,416		
Lot Value	5,000		
Indicated Value	145,416	74.57	Per SqFt
Agland Value	2,669		
Site Improvements	51,131		
Total Value	199,216	102.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8804	30x12	2023	360	14.47		5,209
PRCH	Porch	8805	6x4	2023	24	21.03		505
PRCH	Porch	8806	6x4	2023	24	21.03		505
WDBS	Wood Burning Stove		1	2023	1	1,733.53		1,734



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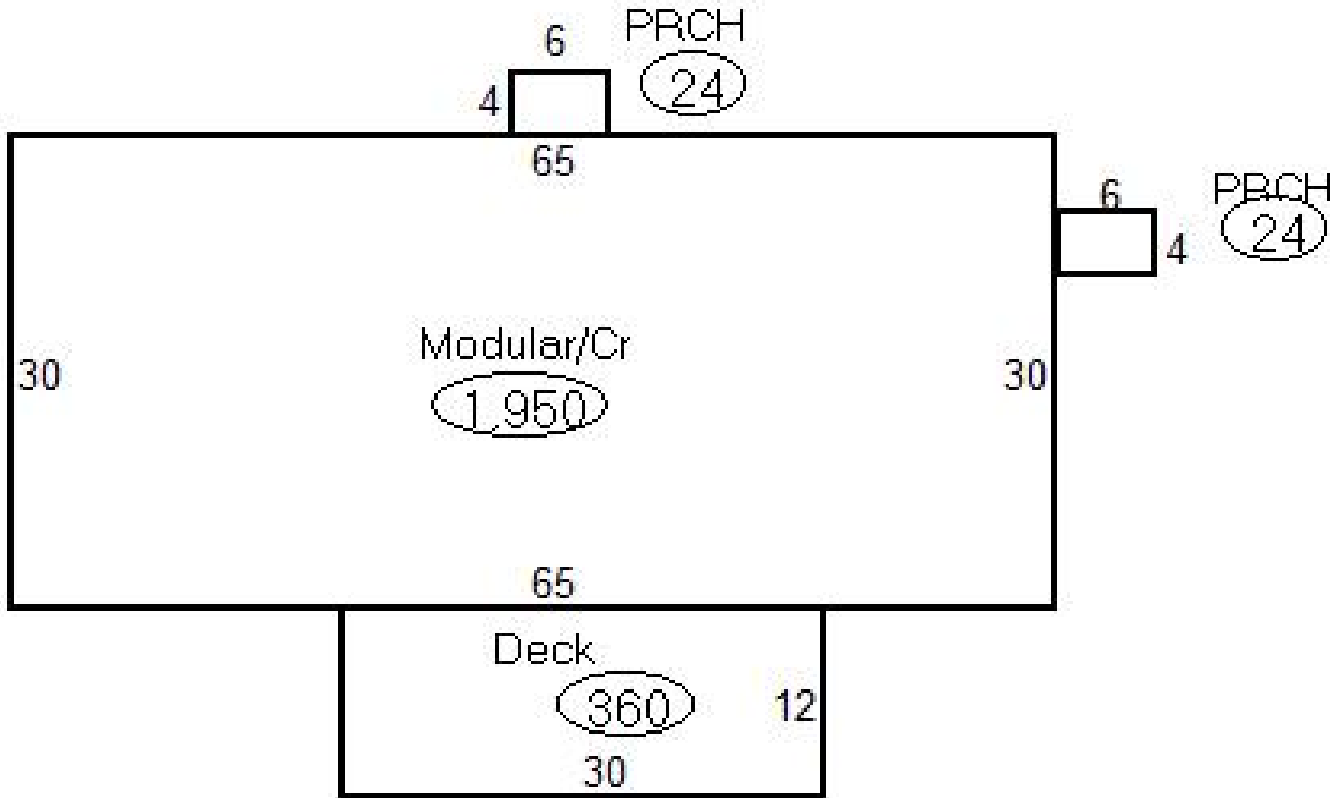
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	Modular/Cr	1,950	1.000	1,950
2	M	WODO		20	Deck	360	1.000	360
3	M	PRCH		20	PRCH	24	1.000	24
4	M	PRCH		20	PRCH	24	1.000	24
Total Building Area						1,950		1,950



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / BACK SIDEWALK	40x3x0	Concrete		120	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (8.50 x 120)	1,020		1,020	102	918
	PACN	Paving - Concrete	8x4x0	Concrete		32	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (10.08 x 32)	323		323	32	291
	PACN	Paving - Concrete / BBALL COURT	20x16x0	Concrete		320	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (5.24 x 320)	1,677		1,677	168	1,509
	SSIG	Storm Shelter - In Ground	9x8x0	Concrete		1	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (48% Phys/ % Func)	RCNLD	
		Base Cost (1,785.00 x 1)	1,785		1,785	857	928
	UTIL	Utility Building/ OPEN FRONT	60x40x10	Dirt	Formed Metal	2,400	
	Qual	4	Cond 4	Year 2005	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (23.32 x 2,400)	55,968		55,968	22,387	33,581
	BNGP	Barn - General Purpose	64x40x12	Dirt	Galvanized Metal	2,560	
	Qual	4	Cond 3.5	Year 1960	Eff Age 60		
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
		Base Cost (23.53 x 2,560)	60,237		60,237	47,587	12,650
	LNT0	Lean To - Attached / BARN	64x14x10	Dirt	Galvanized Metal	896	
	Qual	4	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.00 x 896)	6,272		6,272	5,018	1,254



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			2.064	35	35	73	73
QC	QUINLAN-WDWARD 5-12%	NP	14			6.772	45	45	303	303
WA	WOODWARD 1-3%	NP	43			5.744	138	138	790	790
WD	WOODWARD-QUINLAN3-8%	NP	23			20.420	74	74	1,503	1,503
NP Totals						35.000			2,669	2,669
Total Agland						35.000			2,669	2,669