




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 300002702 Parcel ID 0000-15-27N-24W-2-001-00 Cadastral ID 0000-27N-24W-15-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 25062 RUSTY BUZZARD, LLC 13100 MYRTLE DRIVE EDMOND OK 73013- Parcel Location Situs 18216 E 13 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 15 / 27 / 24 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>MOBILE HOME 6/17/2025</p>																																																																										
Legal Description Lat/Long: 36.82866097 -99.78897327 SEC. 15-27-24 NW4NW4 BOOK 748 PAGE 725																																																																															
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																								
2025	2025-300002702	RUSTY BUZZARD, LLC	102	341,916	0	36,783	2,896.00																																																																								
2024	2024-300002702	RUSTY BUZZARD, LLC	102	327,671	0	35,712	2,908.00																																																																								
2023	2023-300002702	RUSTY BUZZARD, LLC	102	288,927	0	34,672	2,868.00																																																																								
2022	2022-300002702	RUSTY BUZZARD, LLC	102	275,743	0	30,086	2,475.00																																																																								
2021	2021-300002702	SWENSON, ROGER &	102	276,089	0	29,210	2,412.00																																																																								
2020	2020-300002702	SWENSON, ROGER &	102	276,089	0	28,360	2,334.00																																																																								
2019	2019-0002702	SWENSON, ROGER &	102	257,548		27,534	2,282.00																																																																								
2018	2018-0002702	D & M BURKE FAMILY, LLC	102	249,256		26,732	2,217.00																																																																								
2017	2017-0002702	D & M BURKE FAMILY, LLC	102	232,583		25,415	2,113.00																																																																								
2016	2016-0002702	D & M BURKE FAMILY, LLC	102	234,368		24,675	2,100.00																																																																								
2015	2015-0002702	D & M BURKE FAMILY, LLC	102	197,855		23,341	1,853.00																																																																								
2014	2014-0002702	D & M BURKE FAMILY, LLC	102	188,839		22,661	1,816.00																																																																								
2013	2013-0002702	D & M BURKE FAMILY, LLC	102	215,139		22,586	1,799.00																																																																								



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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	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Plywood or Hardboard 20% Veneer, N
Base/Total Area	2,856 / 2,856
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	TOTAL -
Year/Eff Age	2010 / 8

MOBILE HOME 6/17/2025

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	79.61	Total Misc Impr	+ 55,287
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 295,305
Heat/Cool Adj	+ 0.00	Depreciation (18%)	- 53,155
Plumbing Adj	+ 4.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 242,150
Adj Base Cost	= 84.04	Lot Value	+ 5,000
Total Area	x 2,856	Indicated Value	= 247,150
Adjusted Cost	= 240,018	Value Per SqFt	86.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,150		
Lot Value	5,000		
Indicated Value	247,150	86.54	Per SqFt
Agland Value	3,988		
Site Improvements	70,384		
Total Value	321,522	112.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	2010	1	6,170.47	6,170
RSPC	Raised Slab Porch - Covered	1425	28x24	2015	672	42.30		28,426
PATC	Patio - Covered	1426	46x22	2010	1,012	16.07		16,263
PATC	Patio - Covered	1427	20x12	2010	240	18.45		4,428



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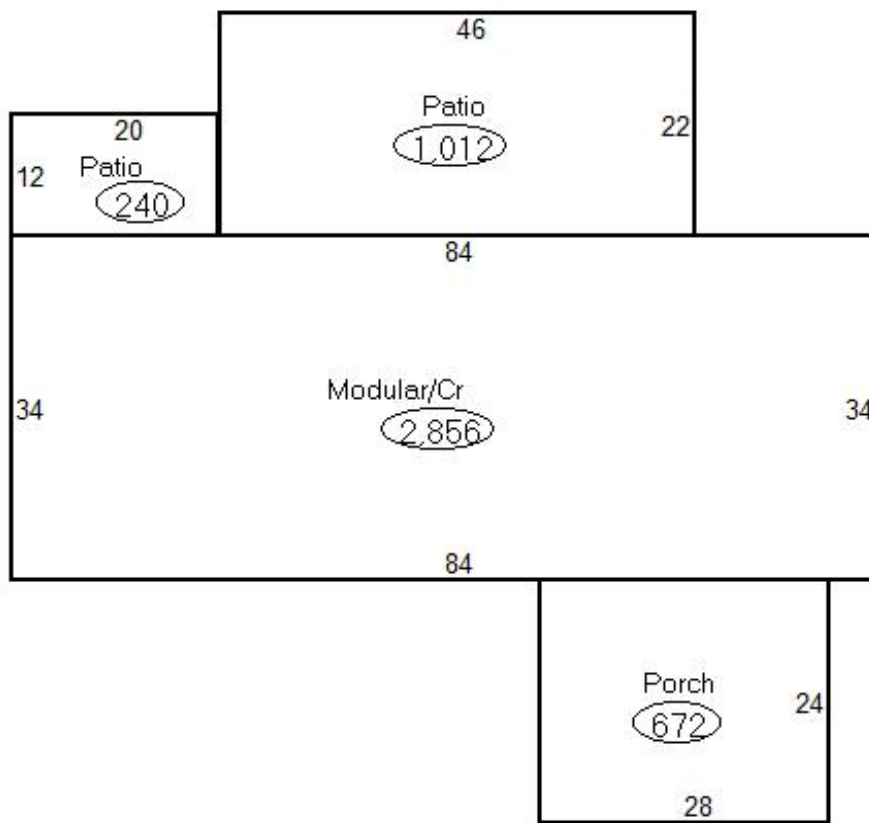
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Sketch Image

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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	2,856	1.000	2,856
2	M	RSPC		20	Porch	672	1.000	672
3	M	PATC		20	Patio	1,012	1.000	1,012
4	M	PATC		20	Patio	240	1.000	240
Total Building Area						2,856		2,856



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport / OFF OF PATIO	22x22x8	Concrete	Formed Metal	484
	Qual 3	Cond 3	Year 2025	Eff Age 1		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 484)		1,878	1,878	56	1,822
	SOLP	Solar Panels	0x0x0	Dirt		2
	Qual 5	Cond 5	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (408.32 x 2)		817	817	41	776
	HAYS	Hay Shed Open Sides	16x16x8	Dirt	Galvanized Metal	256
	Qual 3	Cond 3	Year 2016	Eff Age 10		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (36% Phys/ % Func)	RCNLD
	Base Cost (8.36 x 256)		2,140	2,140	770	1,370
	SHDS	Shed - Small	10x6x6	Dirt	Formed Metal	60
	Qual 3	Cond 3	Year 2016	Eff Age 10		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (24.62 x 60)		1,477	1,477	620	857
	PACN	Paving - Concrete/ SHED ENTRY	30x6x0	Concrete		180
	Qual 3	Cond 3	Year 2016	Eff Age 10		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (5.92 x 180)		1,066	1,066	608	458
	LNT0	Lean To - Attached	45x24x10	Concrete	Formed Metal	1,080
	Qual 3	Cond 3	Year 2013	Eff Age 13		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (10.28 x 1,080)		11,102	11,102	5,995	5,107
	PACN	Paving - Concrete SIDEWALKS	119x3x0	Concrete		357
	Qual 4	Cond 4	Year 2013	Eff Age 10		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (5.24 x 357)		1,871	1,871	1,066	805



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	80x42x16	Concrete	Formed Metal	3,360
	Qual	3.5	Cond 3.5	Year 2011	Eff Age 14	
				0		
		Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
		Base Cost (25.53 x 3,360)	85,781	85,781	26,592	59,189



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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
LD	LOAMY ALLUVIAL LAND	NP	33			11.130	106	106	1,175	1,175
MG	MANSKER-POTTER 5-20%	NP	15			14.638	48	48	703	703
SD	SPUR LOAM	NP	70			.385	224	224	86	86
TC	TIPTON SILT 3-5%	NP	42			5.714	134	134	768	768
YA	YAHOLA FINE SANDY	NP	55			7.134	176	176	1,256	1,256
NP Totals						39.000			3,988	3,988
Total Agland						39.000			3,988	3,988