



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:34:45  
 Page 1

Assessment Data				Primary Image							
Account	300011383			No Image On File							
Parcel ID	0000-15-27N-24W-2-002-00										
Cadastral ID	0000-27N-24W-15-2-002-00										
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	1527N24W2002										
Subdivision											
Lot/Block	/	Parcel Size	22.01 - Acres								
Sec/Twn/Rng	15 / 27 / 24 / 2										
Neighborhood	1000 - COUNTY										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description Lat/Long: 36.64009832 -99.32933174				Building Permits							
22.01 AC TRACT IN THE NE/NW BOOK 748 PAGE 725				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					767/417	SWENSON, ROGER &	01/28/2022	375,000	18		
					748/725	D & M BURKE	11/06/2019	307,400	11		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax		
Remove Cap	2023	Land Value	8,460	8,460	12%	1,015	Assessed	1,330	104.72		
Year Frozen		Improvements	2,625	2,625		315	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	11,085	11,085		1,330	Total Taxable	1,330	105.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300011383	RUSTY BUZZARD, LLC			102	11,085	0	1,330	105.00		
2024	2024-300011383	RUSTY BUZZARD, LLC			102	10,825	0	1,299	106.00		
2023	2023-300011383	RUSTY BUZZARD, LLC			102	10,592	0	1,271	105.00		
2022	2022-300011383	RUSTY BUZZARD, LLC			102	9,525	0	1,130	93.00		
2021	2021-300011383	SWENSON, ROGER &			102	9,143	0	1,097	91.00		
2020	2020-300011383	SWENSON, ROGER &			102	9,143	0	1,097	90.00		
2019	2019-0011383	SWENSON, ROGER &			102	9,143		1,097	91.00		



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 Page 2

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				<b>GRM Approach</b>				
Adjustments				GRM Code				
Lot Value	5,000			Gross Rent				
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model				
Base/Total Area	/			DEFAULT DEFAULT SELECTION MODEL				
Style				Adjustment Model				
HVAC				DEFAULT DEFAULT ADJUSTMENTS TABLE				
Roof Cover				Comparables				
Area on Slab				Indicated Value				
Fixture/RghIn	/			<b>Value Reconciliation</b>				
Bed/F/H Bath	/ /			Selected Approach				
Basement Area				Cost Approach				
Garage Type				Improvements				
Remodel				Lot Value				
Year/Eff Age	/			5,000				
<b>Cost Approach</b>				Indicated Value				
Manual :				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	3,460				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	3,507				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Total Value				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	11,967				
Basement Adj	+ 0.00	RCNLD	= 0	0.00 Total Value Per SqFt				
Adj Base Cost	= 0.00	Lot Value	+ 5,000					
Total Area	x	Indicated Value	= 5,000					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Date 02/06/2026  
Time 07:34:45  
Page 3

300011383

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	48x16x10	Dirt	Galvanized Metal	768
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.83 x 768)		17,533	17,533	14,026	3,507



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Date 02/06/2026  
Time 07:34:45  
Page 4

### Agland Inventory

300011383

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			9.927	106	106	1,048	1,048
MG	MANSKER-POTTER 5-20%	NP	15			.400	48	48	19	19
SD	SPUR LOAM	NP	70			10.683	224	224	2,393	2,393
<b>NP Totals</b>						21.010			3,460	3,460
<b>Total Agland</b>						21.010			3,460	3,460