




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	300000015				 <p>COVERED PATIO 1/26/2023</p>									
Parcel ID	0000-04-25N-20W-2-001-00													
Cadastral ID	0000-25N-20W-04-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	12350													
ZY LAND & CATTLE CO, LLC. BOOKSTORE, LEROY														
RR 1, BOX 15 FREEDOM OK 73842-														
Parcel Location														
Situs	425N20W21													
Subdivision														
Lot/Block	/	Parcel Size	240 - Acres											
Sec/Twn/Rng	4 / 25 / 20 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.78085327 -99.30794371														
SEC.4-25-20 LOTS 3-4;S2NW;W2SW BOOK 658 PAGE 747														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					733/141	MIKE ALAN MCFADDEN &	01/10/2018	252,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	41,089	40,723	12%	4,887	Assessed	34,836	2,742.99					
Year Frozen		Improvements	276,438	249,575		29,949	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	317,527	290,298	34,836	Total Taxable	34,836	2,743.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000015	ZY LAND & CATTLE CO, LLC.	102	317,527	0	33,821	2,663.00							
2024	2024-300000015	ZY LAND & CATTLE CO, LLC.	102	333,833	0	32,836	2,674.00							
2023	2023-300000015	ZY LAND & CATTLE CO, LLC.	102	215,214	0	25,825	2,136.00							
2022	2022-300000015	ZY LAND & CATTLE CO, LLC.	102	215,214	0	25,825	2,124.00							
2021	2021-300000015	ZY LAND & CATTLE CO, LLC.	102	173,728	0	20,847	1,721.00							
2020	2020-300000015	BOOKSTORE, LEROY	102	173,728	0	20,847	1,715.00							
2019	2019-0000015	BOOKSTORE, LEROY	102	35,761		4,291	356.00							
2018	2018-0000015	BOOKSTORE, LEROY	102	35,761		4,291	356.00							
2017	2017-0000015	MCFADDEN, MIKE ALAN &	102	35,761		4,291	357.00							
2016	2016-0000015	MCFADDEN, MIKE ALAN &	102	35,761		4,291	365.00							
2015	2015-0000015	MCFADDEN, MIKE ALAN &	102	35,761		4,291	341.00							
2014	2014-0000015	MCFADDEN, MIKE ALAN &	102	35,761		4,291	344.00							
2013	2013-0000015	MCFADDEN, MIKE ALAN &	102	35,761		4,291	342.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.50 x 3,583.33 = 5,375 Factor Value Adjustments Lot Value 5,375		 <p>0000-04-25N-20W-2-001-00 01/26/23</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Stucco 50% Veneer, Masonry
Base/Total Area	1,558 / 1,558
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,558
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 7

COVERED PATIO 1/26/2023

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	87.13	Total Misc Impr	+ 61,874
Roofing Adj	+ 4.62	Garage Cost	+
Subfloor Adj	+ -1.86	Total RCN	= 228,487
Heat/Cool Adj	+ 10.77	Depreciation (7%)	- 15,994
Plumbing Adj	+ 6.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 212,493
Adj Base Cost	= 106.94	Lot Value	+ 5,375
Total Area	x 1,558	Indicated Value	= 217,868
Adjusted Cost	= 166,613	Value Per SqFt	139.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	212,493		
Lot Value	5,375		
Indicated Value	217,868	139.84	Per SqFt
Agland Value	35,714		
Site Improvements	61,677		
Total Value	315,259	202.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1 2019	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	8001	1610	2021	1,610	35.46		57,091



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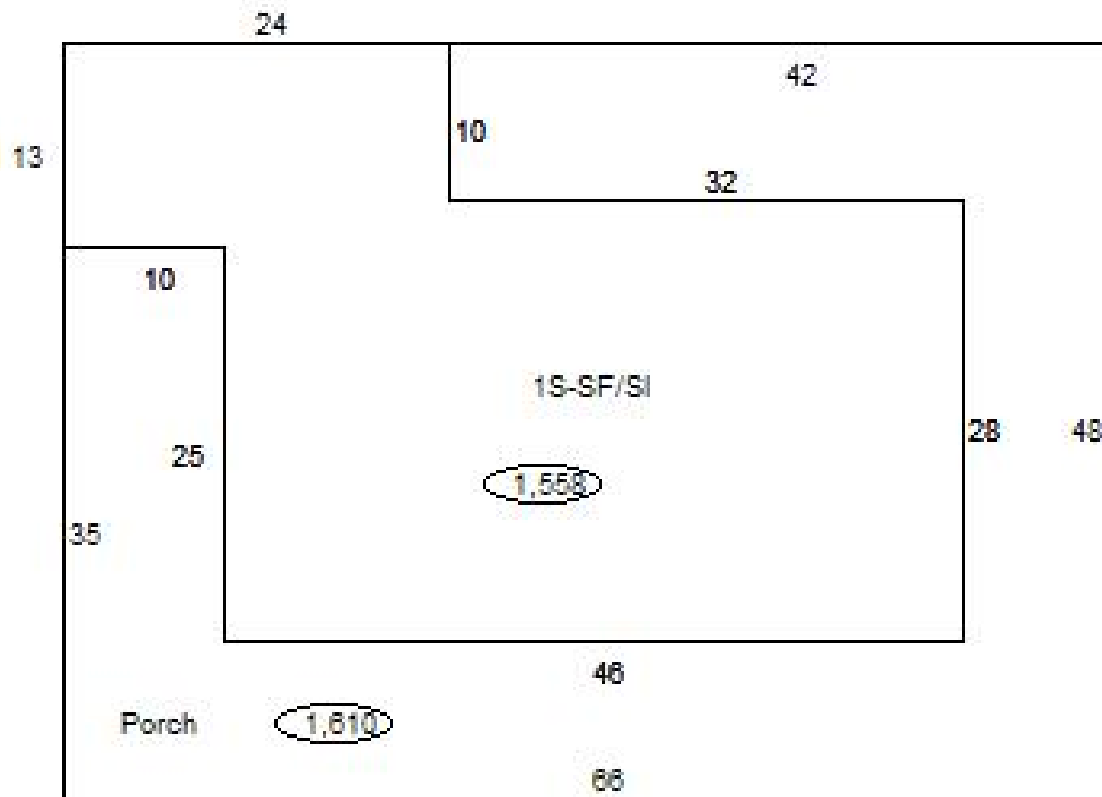
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,558	1.000	1,558
2	M	RSPC		20	Porch	1,610	1.000	1,610
Total Building Area						1,558		1,558



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete , BY SHED	25x30x0			750
	Qual	4 Cond 4	Year 2023	Eff Age	2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (5.16 x 750)	3,870		3,870 387	3,483
	SHDS	Shed - GAR - HOUSE-FR OPEN	42x32x8	Concrete	Formed Metal	1,344
	Qual	4 Cond 4	Year 2023	Eff Age	2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (19.16 x 1,344)	25,751		25,751 2,575	23,176
	SHDS	Shed - FRONT OPEN BY PENS	30x30x10	Concrete	Formed Metal	900
	Qual	4 Cond 4	Year 2023	Eff Age	2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (19.34 x 900)	17,406		17,406 1,741	15,665
	ASC	Awing/Shelter/Carport / SHED	25x30x12		Formed Metal	750
	Qual	4 Cond 4	Year 2023	Eff Age	2	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (4.87 x 750)	3,653		3,653 256	3,397
 <small>0000-04-25H-20W-2-001-00 12/29/23 ACCT. # 15</small>	PACN	Paving - Concrete	12x8x0	Concrete		96
	Qual	4 Cond 4	Year 2023	Eff Age	2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (8.93 x 96)	857		857 86	771
 <small>0000-04-25H-20W-2-001-00 12/29/23 ACCT. # 15</small>	SHDS	Yard Shed - Metal	15x12x8	Concrete	Formed Metal	180
	Qual	4 Cond 4	Year 2023	Eff Age	2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (22.96 x 180)	4,133		4,133 413	3,720
	LNT0	Lean To - Attached	50x28x10	Dirt	Formed Metal	1,400
	Qual	4 Cond 4	Year 2023	Eff Age	2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
		Base Cost (7.04 x 1,400)	9,856		9,856 1,183	8,673



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ASC	Awing/Shelter/Carport (Cattle)	30x16x10		Formed Metal	480	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
	Base Cost (4.67 x 480)		2,242		2,242	157	2,085
 <small>0000-04-25H-20W-2-001-00 12/29/23 ACCT. # 15</small>	ASC	Awing/Shelter/Carport	12x13x10	Concrete	Formed Metal	156	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
	Base Cost (4.87 x 156)		760		760	53	707



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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
CA	CAREY SILT 1-3%	CR	50			8.861	255	255	2,255	2,255
CB	CAREY SILT 3-5%	NP	41			14.801	131	131	1,942	1,942
CB	CAREY SILT 3-5%	CR	41			16.564	209	209	3,457	3,457
CC	COTTONWOOD	CR	5			.631	25	25	16	16
QA	QUINLAN LOAM	NP	11			10.975	35	35	386	386
QA	QUINLAN LOAM	CR	11			4.268	56	56	239	239
QC	QUINLAN-WDWARD 5-12%	NP	14			2.432	45	45	109	109
RA	RANDAL CLAY	NP	10			1.045	32	32	33	33
RA	RANDAL CLAY	CR	10			13.576	51	51	691	691
SA	ST.PAUL 0-1%	CR	60			23.818	305	305	7,274	7,274
SA	ST.PAUL 0-1%	NP	60			.010	192	192	2	2
WB	WOODWARD 3-8%	NP	33			3.675	106	106	388	388
WB	WOODWARD 3-8%	CR	33			69.620	168	168	11,694	11,694
WD	WOODWARD-QUINLAN3-8%	CR	23			50.744	117	117	5,941	5,941
WD	WOODWARD-QUINLAN3-8%	NP	23			17.481	74	74	1,287	1,287
NP Totals						238.500			35,714	35,714
Total Agland						238.500			35,714	35,714