



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:34:00
 Page 1

Assessment Data					Primary Image				
Account 300003051 Parcel ID 0000-31-28N-20W-1-002-00 Cadastral ID 0000-28N-20W-31-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 25370 SCHNEEBERGER FAMILY TRUST TRUSTEES: JASON AND RACHEL S. 1300 NE PECAN RD PONCA CITY OK 74604- Parcel Location Situs 3128N20W12 Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 31 / 28 / 20 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File				
Legal Description					Building Permits				
Lat/Long: 36.87457523 -99.45148412									
SEC.31-28-20 NW4NE4 BOOK 786 PAGE 351									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					786/351	SAWYER, PAUL AND REBECCA SAWY	12/19/2024	684,000	18
					781/457	WOOLFOLK RANCH OK, LLC	04/29/2024	3,399,500	18
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap	2025	Land Value 2,555	2,555	12%	307	Assessed	307	24.17	
Year Frozen		Improvements 0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 2,555	2,555		307	Total Taxable	307	24.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003051	SCHNEEBERGER FAMILY TRUST	102	2,555	0	307	24.00		
2024	2024-300003051	SAWYER, PAUL AND REBECCA SAWYER	102	2,555	0	276	22.00		
2023	2023-300003051	WOOLFOLK RANCH OK, LLC	102	2,235	0	268	22.00		
2022	2022-300003051	WOOLFOLK RANCH OK, LLC	102	2,963	0	356	29.00		
2021	2021-300003051	WOOLFOLK RANCH OK, LLC	102	2,963	0	356	29.00		
2020	2020-300003051	WOOLFOLK RANCH OK, LLC	102	2,963	0	356	29.00		
2019	2019-0003051	WOOLFOLK RANCH OK, LLC	102	2,963		356	30.00		
2018	2018-0003051	WOOLFOLK RANCH OK, LLC	102	2,963		356	30.00		
2017	2017-0003051	WOOLFOLK RANCH OK, LLC	102	2,963		356	30.00		
2016	2016-0003051	WOOLFOLK RANCH OK, LLC	102	2,963		356	30.00		
2015	2015-0003051	WOOLFOLK RANCH OK, LLC	102	2,963		356	28.00		
2014	2014-0003051	WOOLFOLK RANCH OK, LLC	102	2,963		356	29.00		
2013	2013-0003051	WOOLFOLK RANCH OK, LLC	102	2,963		356	28.00		



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 Page 2

Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Method			
Base Lot Value			
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model DEFAULT DEFAULT SELECTION MODEL	
Base/Total Area /		Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
Style		Comparables	
HVAC		Indicated Value	
Roof Cover		Value Reconciliation	
Area on Slab		Selected Approach Cost Approach	
Fixture/RghIn /		Improvements	
Bed/F/H Bath / /		Lot Value	
Basement Area		Indicated Value 0.00 Per SqFt	
Garage Type		Aglard Value 2,555	
Remodel		Site Improvements	
Year/Eff Age /		Total Value 2,555 0.00 Total Value Per SqFt	
Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Page 3

Agland Inventory

300003051

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			10.919	35	35	384	384
QC	QUINLAN-WDWARD 5-12%	NP	14			5.106	45	45	229	229
RD	ROUGH BROKEN LAND	NP	10			8.144	32	32	261	261
WB	WOODWARD 3-8%	NP	33			15.915	106	106	1,681	1,681
NP Totals						40.083			2,555	2,555
Total Agland						40.083			2,555	2,555