



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image				
Account 300003053 Parcel ID 0000-31-28N-20W-4-001-00 Cadastral ID 0000-28N-20W-31-4-001-00 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 3128N20W41 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 31 / 28 / 20 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File				
Legal Description Lat/Long: 36.87764118 -99.38784404					Building Permits				
SEC.31-28-20 E/2E/2 BOOK 786 PAGE 351					Number	Description	Opened	Closed	Amount
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	13,956	13,956	12%	1,675	Assessed	1,675
Year Frozen			Improvements	0	0		0	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0
TIF Project ID	0		Total Value	13,956	13,956		1,675	Total Taxable	1,675
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003053	SCHNEEBERGER FAMILY TRUST			102	13,956	0	1,675	132.00
2024	2024-300003053	SAWYER, PAUL AND REBECCA SAWYER			102	13,956	0	1,598	130.00
2023	2023-300003053	WOOLFOLK RANCH OK, LLC			102	12,932	0	1,552	128.00
2022	2022-300003053	WOOLFOLK RANCH OK, LLC			102	13,005	0	1,561	128.00
2021	2021-300003053	WOOLFOLK RANCH OK, LLC			102	13,005	0	1,561	129.00
2020	2020-300003053	WOOLFOLK RANCH OK, LLC			102	13,005	0	1,561	128.00
2019	2019-0003053	WOOLFOLK RANCH OK, LLC			102	13,005		1,561	129.00
2018	2018-0003053	WOOLFOLK RANCH OK, LLC			102	13,005		1,561	129.00
2017	2017-0003053	WOOLFOLK RANCH OK, LLC			102	13,005		1,561	130.00
2016	2016-0003053	WOOLFOLK RANCH OK, LLC			102	13,005		1,561	133.00
2015	2015-0003053	WOOLFOLK RANCH OK, LLC			102	13,005		1,561	124.00
2014	2014-0003053	WOOLFOLK RANCH OK, LLC			102	13,005		1,561	125.00
2013	2013-0003053	WOOLFOLK RANCH OK, LLC			102	13,005		1,561	124.00



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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 Adjustments Lot Value				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 13,956 Site Improvements Total Value 13,956 0.00 Total Value Per SqFt				
Residential Data								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
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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Agland Inventory

300003053

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			27.830	106	106	2,939	2,939
QA	QUINLAN LOAM	NP	11			1.100	35	35	39	39
QC	QUINLAN-WDWARD 5-12%	NP	14			41.677	45	45	1,867	1,867
RD	ROUGH BROKEN LAND	NP	10			24.640	32	32	788	788
WB	WOODWARD 3-8%	NP	33			78.812	106	106	8,323	8,323
NP Totals						174.058			13,956	13,956
Total Agland						174.058			13,956	13,956