




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:34:30
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Assessment Data					Primary Image																																																
Account	300003088				<div style="display: flex; justify-content: space-between;"> 0000-08-28N-21W-3-001-00 FRONT OF HOUSE </div> <div style="margin-top: 5px;"> # 3088 </div> <div style="margin-top: 5px;"> 10-08-2020 </div>  <div style="display: flex; justify-content: space-between; margin-top: 5px;"> FRONT OF HOUSE 10/19/2020 </div>																																																
Parcel ID	0000-08-28N-21W-3-001-00																																																				
Cadastral ID	0000-28N-21W-08-3-001-00																																																				
Property Type	REAL - Real Property																																																				
Property Class	RA	VI Area	2																																																		
Tax Area	102 - 4R-BUFFALO																																																				
Name ID	13681																																																				
ZEHNER, MARTIN TRUST NO. 1																																																					
668 N 198 RD BUFFALO OK 73834-8806																																																					
Parcel Location																																																					
Situs	828N21W31																																																				
Subdivision																																																					
Lot/Block	/	Parcel Size	160 - Acres																																																		
Sec/Twn/Rng	8 / 28 / 21 / 3																																																				
Neighborhood	1000 - COUNTY																																																				
School District	4-BUFFAL - 4-BUFFALO																																																				
Legal Description Lat/Long: 36.91064190 -99.52563855																																																					
Building Permits																																																					
SEC.8-28-21 SW4 BOOK 687 PAGE 597 TRUSTEES, MARTIN ZEHNER TRUST #1																																																					
Exemptions																																																					
Code	Type	Active	Maximum	Exemption	Sale History																																																
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code																																												
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value</td> <td>31,758</td> <td>31,600</td> <td>12%</td> <td>3,792</td> <td>Assessed</td> <td>23,270</td> <td>1,832.28</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>198,763</td> <td>162,324</td> <td></td> <td>19,478</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-78.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>230,521</td> <td>193,924</td> <td></td> <td>23,270</td> <td>Total Taxable</td> <td>22,270</td> <td>1,754.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value	31,758	31,600	12%	3,792	Assessed	23,270	1,832.28	Year Frozen		Improvements	198,763	162,324		19,478	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00	TIF Project ID	0	Total Value	230,521	193,924		23,270	Total Taxable	22,270	1,754.00
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Assessment History																																																					
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																														
2025	2025-300003088	ZEHNER, MARTIN TRUST NO. 1	102	230,521	1000	21,593	1,700.00																																														
2024	2024-300003088	ZEHNER, MARTIN TRUST NO. 1	102	222,899	1000	20,935	1,705.00																																														
2023	2023-300003088	ZEHNER, MARTIN TRUST NO. 1	102	209,168	1000	20,296	1,679.00																																														
2022	2022-300003088	ZEHNER, MARTIN (TRUST	102	184,013	1000	19,676	1,619.00																																														
2021	2021-300003088	ZEHNER, MARTIN (TRUST	102	184,460	1000	19,074	1,575.00																																														
2020	2020-300003088	ZEHNER, MARTIN (TRUST	102	182,462	1000	18,084	1,488.00																																														
2019	2019-0003088	ZEHNER, MARTIN (TRUST	102	184,944		17,528	1,453.00																																														
2018	2018-0003088	ZEHNER, MARTIN (TRUST	102	187,426		16,989	1,409.00																																														
2017	2017-0003088	ZEHNER, MARTIN (TRUST	102	182,652		16,465	1,369.00																																														
2016	2016-0003088	ZEHNER, MARTIN (TRUST	102	186,261		15,956	1,358.00																																														
2015	2015-0003088	ZEHNER, MARTIN (TRUST	102	165,779		13,170	1,045.00																																														
2014	2014-0003088	ZEHNER, MARTIN (TRUST	102	159,644		12,757	1,022.00																																														
2013	2013-0003088	ZEHNER, MARTIN (TRUST	102	135,819		12,356	984.00																																														




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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		0000-08-28N-21W-3-001-00 FRONT OF HOUSE # 3088 10-08-2020 

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,740 / 2,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,740
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,025 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 46

FRONT OF HOUSE 10/19/2020

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	156,897		
Lot Value	5,000		
Indicated Value	161,897	59.09	Per SqFt
Agland Value	26,758		
Site Improvements	38,886		
Total Value	227,541	83.04	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.87	Total Misc Impr	+ 9,203
Roofing Adj	+ 4.50	Garage Cost	+ 26,007
Subfloor Adj	+ -1.70	Total RCN	= 320,197
Heat/Cool Adj	+ 10.77	Depreciation (51%)	- 163,300
Plumbing Adj	+ 3.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 156,897
Adj Base Cost	= 104.01	Lot Value	+ 5,000
Total Area	x 2,740	Indicated Value	= 161,897
Adjusted Cost	= 284,987	Value Per SqFt	59.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1980	1	4,783.32		4,783
PRCH	Slab Porch - Open	1595	8x4	1980	32	22.86		732
CPAT	Carport - Attached	7940	20x20	2020	400	9.22		3,688



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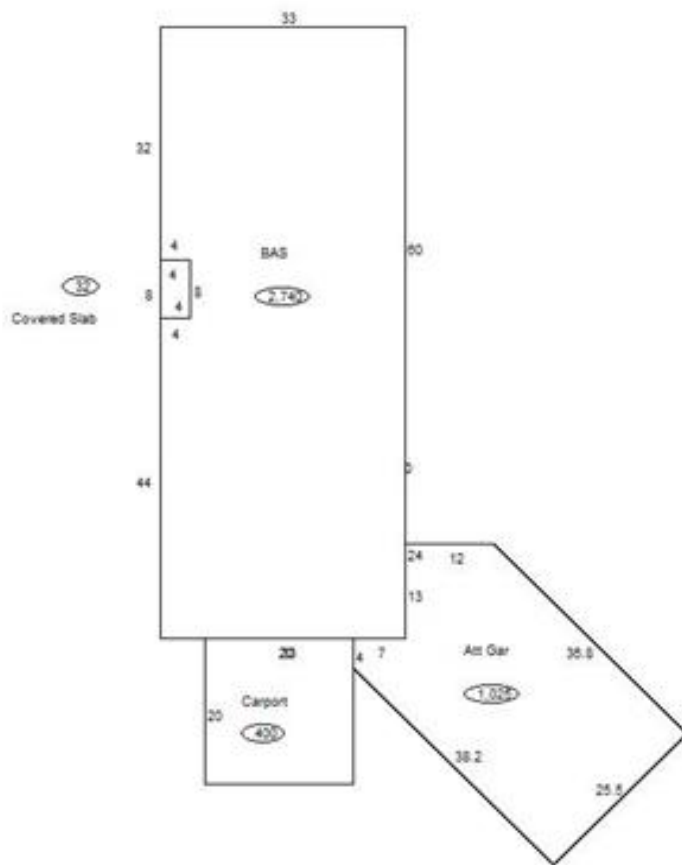
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	32	1.000	32
2	R	1	Slab	20	BAS	2,740	1.000	2,740
3	G	1		20	Att Gar	1,025	1.000	1,025
4	M	CPAT		20	Carport	400	1.000	400
Total Building Area						2,740		2,740



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-08-28N-21W-3-001-00 # 3088 10-08-2020</p>	BNV	Grain Bin 1-1200 BU REM2022 SPLIT WALL	0x0x0			
	Qual	3	Cond 3	Year 2012	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x)						
 <p>0000-08-28N-21W-3-001-00 # 3088 10-08-2020</p>	GBST	Grain Bin 2-2400 BU GR BN	0x0x0	Base		4,800
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (1.62 x 4,800)		7,776		7,776	6,065	1,711
 <p>0000-08-28N-21W-3-001-00 # 3088 10-08-2020</p>	GBST	Grain Bin 4-200 BU GR BN	0x0x0	Base		800
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (1.62 x 800)		1,296		1,296	1,011	285
 <p>0000-08-28N-21W-3-001-00 FRONT OF HOUSE # 3088 10-08-2020</p>	SHDS	BARN	54x36x16	Dirt	Galvanized Metal	1,944
	Qual	3	Cond 3	Year 1994	Eff Age 32	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (13.29 x 1,944)		25,836		25,836	20,669	5,167
 <p>0000-08-28N-21W-3-001-00 # 3088 10-08-2020</p>	SHDS	Shed, Metal	24x66x16	Dirt	Galvanized Metal	1,584
	Qual	3	Cond 3	Year 1993	Eff Age 33	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (13.29 x 1,584)		21,051		21,051	16,841	4,210
 <p>0000-08-28N-21W-3-001-00 # 3088 10-08-2020</p>	SHDS	Shed, Metal	42x72x16	Dirt	Galvanized Metal	3,024
	Qual	3	Cond 3	Year 1992	Eff Age 34	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (13.29 x 3,024)		40,189		40,189	32,151	8,038
 <p>0000-08-28N-21W-3-001-00 # 3088 10-08-2020</p>	HAYS	Open Face Shed NEW ADD IN 89	48x64x16	Dirt	Galvanized Metal	3,072
	Qual	4	Cond 4	Year 1989	Eff Age 30	
	Valuation Summary		Modifier Total	RCN	Depr (67% Phys/ % Func)	RCNLD
Base Cost (8.70 x 3,072)		26,726		26,726	17,906	8,820



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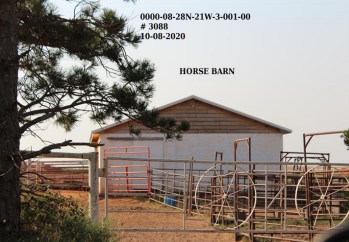
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QUON	Quonset	40x60x14	Dirt	Galvanized Metal	2,400
	Qual	3.5	Cond 3.5	Year 1970	Eff Age 51	
	Valuation Summary Base Cost (8.52 x 2,400) 20,448		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
	BNGP	HORSE BARN	55x28x8	Dirt	Galvanized Metal	1,540
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary Base Cost (17.77 x 1,540) 27,366		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD



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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			55.820	255	255	14,206	14,206
CA	CAREY SILT 1-3%	NP	50			7.918	160	160	1,267	1,267
QA	QUINLAN LOAM	NP	11			4.906	35	35	173	173
QC	QUINLAN-WDWARD 5-12%	NP	14			9.784	45	45	438	438
QC	QUINLAN-WDWARD 5-12%	CR	14			9.302	71	71	663	663
WB	WOODWARD 3-8%	CR	33			39.768	168	168	6,680	6,680
WB	WOODWARD 3-8%	NP	33			31.065	106	106	3,280	3,280
WD	WOODWARD-QUINLAN3-8%	CR	23			.438	117	117	51	51
CR Totals						159.000			26,758	26,758
Total Agland						159.000			26,758	26,758