




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 300003429 Parcel ID 0000-26-28N-23W-3-001-00 Cadastral ID 0000-28N-23W-26-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13843 ZOLLINGER, BRAD LYNN & AMANDA JANE ZOLLINGER P O BOX 723 BUFFALO OK 73834-0000 Parcel Location Situs 2628N23W31 Subdivision Lot/Block / Parcel Size 280 - Acres Sec/Twn/Rng 26 / 28 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>0000-26-28N-23W-3-001-00 05/20/24</p>														
HOUSE 5/23/2024																			
Legal Description Lat/Long: 36.84677027 -99.60038875					Building Permits														
SEC. 26-28-23 S2SE4; NW4SE4; SW4 BOOK 691 PAGE 716 BOOK 744 PAGE 546					<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> </td> <td> </td> <td> </td> <td> </td> <td> </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										
H	Homestead	Yes	1,000	1,000	744/546	JOHNS, WALTER O & NANCY D	04/24/2019	238,000	21										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	31,610	31,610	12%	3,793	Assessed	46,209	3,638.50										
Year Frozen		Improvements	353,470	353,470		42,416	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-78.00										
TIF Project ID	0	Total Value	385,080	385,080		46,209	Total Taxable	45,209	3,560.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300003429	ZOLLINGER, BRAD LYNN &	102	385,080	1000	45,209	3,560.00												
2024	2024-300003429	ZOLLINGER, BRAD LYNN &	102	369,715	1000	39,237	3,195.00												
2023	2023-300003429	ZOLLINGER, BRAD LYNN &	102	328,330	0	39,064	3,231.00												
2022	2022-300003429	ZOLLINGER, BRAD LYNN &	102	316,052	0	37,926	3,120.00												
2021	2021-300003429	ZOLLINGER, BRAD LYNN &	102	32,297	0	3,875	320.00												
2020	2020-300003429	ZOLLINGER, BRAD LYNN &	102	32,297	0	3,875	319.00												
2019	2019-0003429	ZOLLINGER, BRAD LYNN &	102	32,297		3,875	321.00												
2018	2018-0003429	JOHNS, WALTER O. &	102	32,297		3,875	321.00												
2017	2017-0003429	JOHNS, WALTER O. &	102	32,297		3,875	322.00												
2016	2016-0003429	JOHNS, WALTER O. &	102	32,297		3,875	330.00												
2015	2015-0003429	JOHNS, WALTER O. &	102	32,297		3,875	308.00												
2014	2014-0003429	JOHNS, WALTER O. &	102	32,297		3,875	311.00												
2013	2013-0003429	JOHNS, WALTER O. &	102	32,297		3,875	309.00												



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,434 / 3,164
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 5

HOUSE	5/23/2024
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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	

Cost Approach		Manual :	
Base Cost	75.11	Total Misc Impr	+ 19,024
Roofing Adj	+ 3.47	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 314,700
Heat/Cool Adj	+ 11.55	Depreciation (5%)	- 15,735
Plumbing Adj	+ 3.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 298,965
Adj Base Cost	= 93.45	Lot Value	+ 5,750
Total Area	x 3,164	Indicated Value	= 304,715
Adjusted Cost	= 295,676	Value Per SqFt	96.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	298,965		
Lot Value	5,750		
Indicated Value	304,715	96.31	Per SqFt
Agland Value	25,860		
Site Improvements	55,769		
Total Value	386,344	122.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	8282	13x8	2021	104	42.00		4,368
RSPC	Raised Slab Porch - Covered	8283	60x6	2021	360	40.71		14,656



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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	5		20	1.5S-SF	2,434	1.300	3,164
2	M	RSPC		20	Porch	104	1.000	104
3	M	RSPC		20	Porch	360	1.000	360
Total Building Area						2,434		3,164



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	Lean To - Attached TO GARAGE	10x10x8		Formed Metal	100	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD	
	Base Cost (6.98 x 100)		698		698	84	614
	GRDT	Garage - Detached	30x30x10	Concrete	Formed Metal	900	
	Qual	4	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
	Base Cost (46.20 x 900)		41,580		41,580	1,247	40,333
	PACN	Paving - Concrete / DRIVEWAY	22x22x0	Concrete		484	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (4.17 x 484)		2,018		2,018	202	1,816
	UTIL	Utility Building YELLOW	40x30x12	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 1988	Eff Age 38		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
	Base Cost (26.61 x 1,200)		31,932		31,932	20,117	11,815
	LOAF	Loafing Shed	60x22x8	Dirt	Galvanized Metal	1,320	
	Qual	1	Cond 1	Year 1960	Eff Age 92		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.51 x 1,320)		5,953		5,953	4,762	1,191



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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
DC	DALHART-CARWILE	NP	48			7.459	154	154	1,146	1,146
LD	LOAMY ALLUVIAL LAND	NP	33			10.418	106	106	1,100	1,100
PA	PRATT BILLOWY	NP	48			58.624	154	154	9,005	9,005
PA	PRATT BILLOWY	CR	48			2.198	244	244	537	537
PB	PRATT HUMMOCKY	NP	40			20.975	128	128	2,685	2,685
PB	PRATT HUMMOCKY	CR	40			5.578	204	204	1,136	1,136
PC	PRATT LOAMY BILLOWY	NP	37			13.697	118	118	1,622	1,622
PC	PRATT LOAMY BILLOWY	CR	37			.546	188	188	103	103
PE	PRATT LOAMY DUNED	CR	20			.027	102	102	3	3
PE	PRATT LOAMY DUNED	NP	20			21.538	64	64	1,378	1,378
QA	QUINLAN LOAM	CR	11			2.056	56	56	115	115
QA	QUINLAN LOAM	NP	11			30.779	35	35	1,083	1,083
QC	QUINLAN-WDWARD 5-12%	NP	14			61.067	45	45	2,736	2,736
QC	QUINLAN-WDWARD 5-12%	CR	14			23.223	71	71	1,655	1,655
TB	TIPTON SILT 1-3%	CR	52			.080	265	265	21	21
TB	TIPTON SILT 1-3%	NP	52			.833	166	166	139	139
TD	TIVOLI FINE SAND	NP	13			9.057	42	42	377	377
WB	WOODWARD 3-8%	NP	33			8.963	106	106	946	946
WB	WOODWARD 3-8%	CR	33			.090	168	168	15	15
WD	WOODWARD-QUINLAN3-8%	NP	23			.793	74	74	58	58
NP Totals						278.000			25,860	25,860
Total Agland						278.000			25,860	25,860