




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 300005643 Parcel ID 1070-00-267-001-0-001-00 Cadastral ID 1070-267-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 13800 ZINN, ARCHIE TRUST CO-TRUSTEES: ARCHIE ZINN & JULIEE GAY LEVINGS P O BOX 554 BUFFALO OK 73834-0000					 <p>1070-00-267-001-0-001-00 02/26/24</p>														
Parcel Location Situs 00709 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0267 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																			
Legal Description Lat/Long: 36.84062804 -99.62811449					Building Permits														
MILLERS ADD. BLOCK 267 LOTS 1-3-5-7-9-11					<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										
					591/56	OWNBEY, VERA MARIE	03/08/2004	36,000	U										
					/	ZINN, ARCHIE TRUST													
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap			3,349	3,349	12%	402	Assessed	10,827	852.52										
Year Frozen			Improvements	98,397	86,875	10,425	Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	101,746	90,224	10,827	Total Taxable	10,827	853.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300005643	ZINN, ARCHIE TRUST			201	101,746	0	10,311	812.00										
2024	2024-300005643	ZINN, ARCHIE TRUST			201	105,318	0	9,820	800.00										
2023	2023-300005643	ZINN, ARCHIE TRUST &			201	86,595	0	9,353	774.00										
2022	2022-300005643	ZINN, ARCHIE TRUST			201	74,229	0	8,908	733.00										
2021	2021-300005643	ZINN, ARCHIE TRUST			201	75,532	0	8,864	732.00										
2020	2020-300005643	ZINN, ARCHIE TRUST			201	70,345	0	8,441	695.00										
2019	2019-0005643	ZINN, ARCHIE TRUST			201	70,345		8,441	700.00										
2018	2018-0005643	ZINN, ARCHIE AND			201	70,345		8,441	700.00										
2017	2017-0005643	ZINN, ARCHIE AND			201	71,649		8,508	707.00										
2016	2016-0005643	ZINN, ARCHIE AND			201	72,952		8,102	689.00										
2015	2015-0005643	ZINN, ARCHIE AND			201	53,366		5,513	438.00										
2014	2014-0005643	ZINN, ARCHIE AND			201	54,675		5,251	421.00										
2013	2013-0005643	ZINN, ARCHIE AND			201	73,532		5,001	398.00										




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3349	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,164.00 x .30 = 3,349	
Factor Value		
Adjustments		
Lot Value	3,349	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,667 / 1,667
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	861 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 67

HOUSE 3/4/2024

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	67,944		
Lot Value	3,349		
Indicated Value	71,293	42.77	Per SqFt
Agland Value			
Site Improvements	27,934		
Total Value	99,227	59.52	Total Value Per SqFt

Cost Approach Manual :

Base Cost	88.73	Total Misc Impr	+	2,824
Roofing Adj	+ 3.88	Garage Cost	+	27,379
Subfloor Adj	+ 0.00	Total RCN	=	212,323
Heat/Cool Adj	+ 10.77	Depreciation (68%)	-	144,379
Plumbing Adj	+ 5.87	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	67,944
Adj Base Cost	= 109.25	Lot Value	+	3,349
Total Area	x 1,667	Indicated Value	=	71,293
Adjusted Cost	= 182,120	Value Per SqFt		42.77

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4060	26x4	1965	104	9.74		1,013
PATO	Slab Porch - Open	4061	15x9	1965	135	9.50		1,283
PATO	Slab Porch - Open	4062	9x6	1965	54	9.78		528



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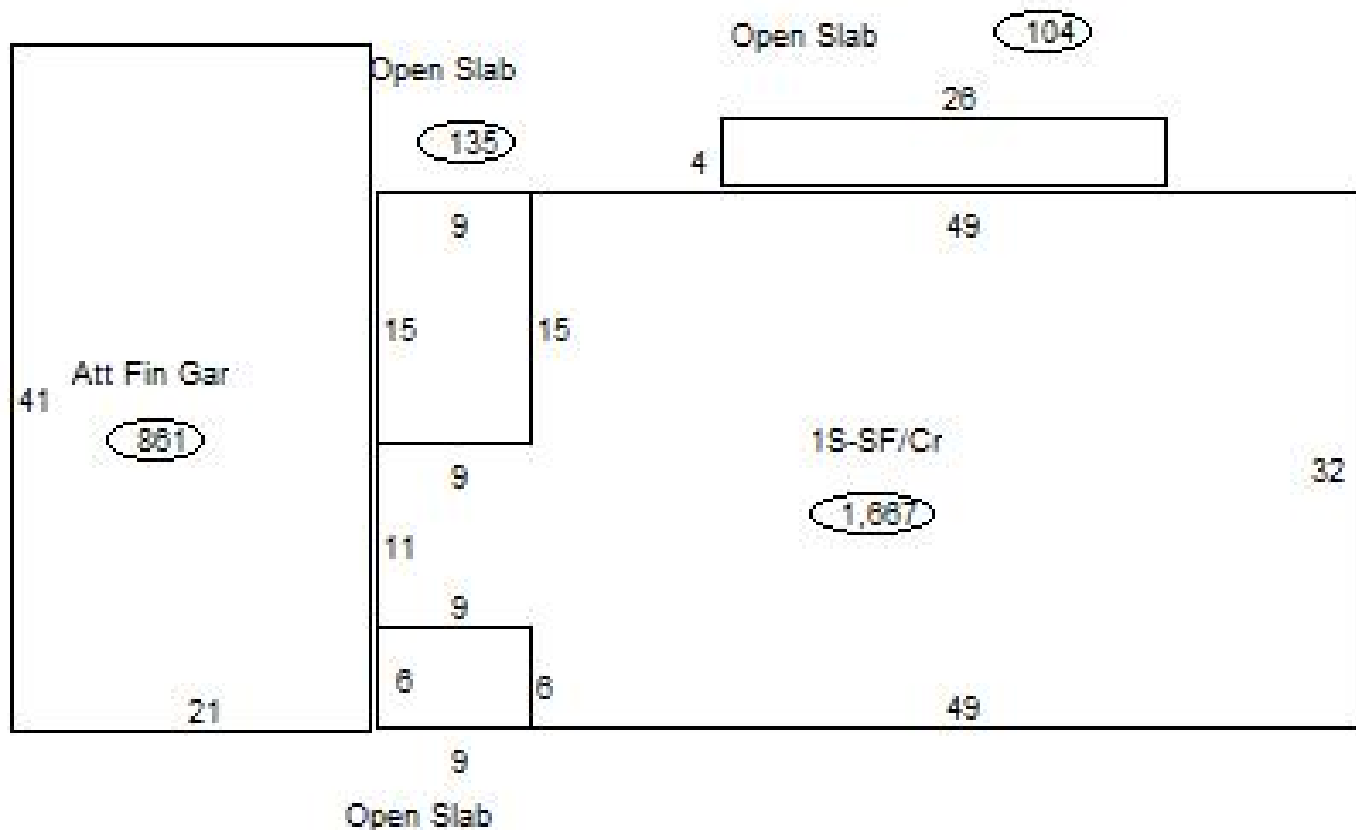
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Sketch Image

300005643



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	104	1.000	104
2	M	PATO		20	Open Slab	135	1.000	135
3	M	PATO		20	Open Slab	54	1.000	54
4	R	1	Crawl	20	1S-SF/Cr	1,667	1.000	1,667
5	G	5		20	Att Fin Gar	861	1.000	861
Total Building Area						1,667		1,667



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SHOP DRIVEWAY	36x20x0	Concrete		720
	Qual	3	Cond 3	Year 2016	Eff Age 10	
		Valuation Summary	Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
		Base Cost (4.12 x 720)	2,966	2,966	1,691	1,275
	UTIL	Utility Building	40x30x16	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2016	Eff Age 10	
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (27.77 x 1,200)	33,324	33,324	6,665	26,659