



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:54
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005749 Parcel ID 1100-00-001-016-0-002-00 Cadastral ID 1100-001-016-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 14141 ZOLLINGER, JOHNNIE L. & DANA ZOLLINGER PO BOX 252 BUFFALO OK 73834-0000 Parcel Location Situs 00604 N 190 RD N Subdivision RANCH ACRES Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO					<p>1100-00-001-016-0-002-00 5749 04/05/2022</p> <p>1 4/6/2022</p>																																																																																																																				
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Date 02/06/2026
 Time 07:11:55
 Page 2

Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	150 x 200	<p>1100-00-001-016-0-002-00 5749 04/05/2022</p>
Lot Count		
Units Buildable	10500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	30,000.00 x .35 = 10,500	
Factor Value		
Adjustments		
Lot Value	10,500	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,201 / 2,201
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	750 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 51

1	4/6/2022
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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	85.30	Total Misc Impr	+ 5,957
Roofing Adj	+ 3.72	Garage Cost	+ 19,030
Subfloor Adj	+ 0.00	Total RCN	= 254,419
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 142,475
Plumbing Adj	+ 4.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 111,944
Adj Base Cost	= 104.24	Lot Value	+ 10,500
Total Area	x 2,201	Indicated Value	= 122,444
Adjusted Cost	= 229,432	Value Per SqFt	55.63

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,944		
Lot Value	10,500		
Indicated Value	122,444	55.63	Per SqFt
Agland Value			
Site Improvements	5,849		
Total Value	128,293	58.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATO	OPEN PORCH	4368	6x6		36	9.78		352
PRCH	Slab Porch - Covered	4370	6x6		36	22.84		822



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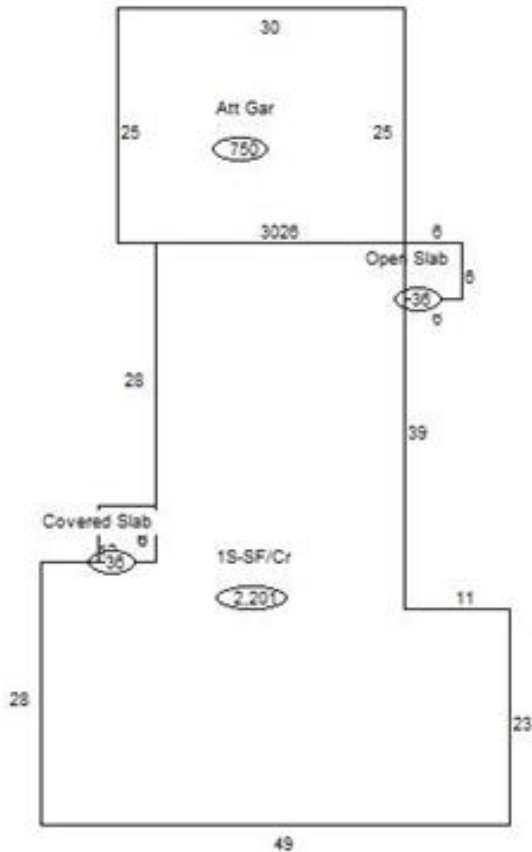
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Date 02/06/2026
 Time 07:11:55
 Page 3

Sketch Image

300005749



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	750	1.000	750
2	M	PATO		20	Open Slab	36	1.000	36
3	R	1	Crawl	20	1S-SF/Cr	2,201	1.000	2,201
4	M	PRCH		20	Covered Slab	36	1.000	36
Total Building Area						2,201		2,201



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 Time 07:11:55
 Page 4

300005749

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x20x10	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	
	Base Cost (8.98 x 400)		3,592	3,592	216	3,376
	SHDS	Yard Shed - Wood NE Back Corner	14x8x8		Composition Shingle	112
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	
	Base Cost (23.77 x 112)		2,662	2,662	1,437	1,225
	PACN	Paving - Concrete driveway	65x24x0			1,560
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (4.00 x 1,560)		6,240	6,240	4,992	1,248