



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:36:20  
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Assessment Data				Primary Image					
Account	300011886			No Image On File					
Parcel ID	0000-25-28N-23W-2-003-00								
Cadastral ID	0000-28N-23W-25-2-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	25470								
ZACHARY, AARON & KAREN ZACHARY									
P O BOX 249 BUFFALO OK 73834-									
Parcel Location									
Situs	2528N23W22								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	25 / 28 / 23 / 2								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.98481691 -99.78464473				Building Permits					
SEC. 25-28N-23W S/2SW/4 BOOK 779 PAGE 793 WD (S 80 A) BOOK 779 PAGE 288 WD (S 40 A)				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					785/442	ROBERTS, IRA DON AND	11/12/2024	0	04
					779/288	ROBERTS, IRA DON &	12/22/2023		04
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	14,527	11,750	12%	1,410	Assessed	1,410	111.02
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	14,527	11,750		1,410	Total Taxable	1,410	111.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300011886	ZACHARY, AARON &			102	14,527	0	1,369	108.00
2024	2024-300011886	ZACHARY, AARON & KAREN			102	11,076	0	1,329	108.00



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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							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type		GRM Code						
Condition	-	Gross Rent						
Quality	-	Indicated Value						
Architecture		<b>Multiple Regression</b>						
Style		MRA Code						
Exterior Wall		Adusted R						
Base/Total Area /		Indicated Value						
Style		<b>Direct Comparables</b>						
HVAC		Selection Model						
Roof Cover		DEFAULT DEFAULT SELECTION MODEL						
Area on Slab		Adjustment Model						
Fixture/RghIn /		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Bed/F/H Bath / /		Comparables						
Basement Area		Indicated Value						
Garage Type		<b>Value Reconciliation</b>						
Remodel		Selected Approach Cost Approach						
Year/Eff Age /		Improvements						
<b>Cost Approach</b>		<b>Manual :</b>		Lot Value		5,000		
Base Cost	0.00	Total Misc Impr	+	0	Indicated Value	5,000	0.00 Per SqFt	
Roofing Adj	+ 0.00	Garage Cost	+		Agland Value	9,527		
Subfloor Adj	+ 0.00	Total RCN	=	0	Site Improvements			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0	Total Value	14,527	0.00 Total Value Per SqFt	
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	5,000				
Total Area	x	Indicated Value	=	5,000				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300011886

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PE	PRATT LOAMY DUNED	IP	20			.345	79	79	27	27
QC	QUINLAN-WDWARD 5-12%	IP	14			17.781	55	55	981	981
TB	TIPTON SILT 1-3%	IP	52			8.264	205	205	1,693	1,693
WB	WOODWARD 3-8%	IP	33			52.249	130	130	6,793	6,793
WD	WOODWARD-QUINLAN3-8%	IP	23			.361	91	91	33	33
<b>IP Totals</b>						79.000			9,527	9,527
<b>Total Agland</b>						79.000			9,527	9,527