



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:36:46
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Assessment Data				Primary Image						
Account	300012055			No Image On File						
Parcel ID	0000-30-28N-20W-4-004-00									
Cadastral ID	0000-28N-20W-30-4-001-00									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	2							
Tax Area	102 - 4R-BUFFALO									
Name ID	25790									
SCHNEEBERGER, ALLISON										
1300 NE PECAN RD PONCA CITY OK 74604-										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	72.869 - Acres							
Sec/Twn/Rng	30 / 28 / 20 / 4									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.87405841 -99.40521582				Building Permits						
SEC 30-28N-20W TRACT IN E/2E/2				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					790/243	SAWYER, PAUL AND REBECCA SAWY	06/20/2025	706,500	18	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap	2026	Land Value	7,214	7,214	12%	866	Assessed	866	68.19	
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	7,214	7,214		866	Total Taxable	866	68.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300012055	SCHNEEBERGER, ALLISON			102	7,214	0	866	68.00	



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Lot Data		-		Primary Image							
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
Residential Data											
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /											
								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 :						Value Reconciliation			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 7,217 Site Improvements Total Value 7,217 0.00 Total Value Per SqFt									
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



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Agland Inventory

300012055

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			27.188	74	74	2,001	2,001
PD	PRATT LOAMY HUMMOCKY	NP	31			15.656	99	99	1,553	1,553
RD	ROUGH BROKEN LAND	NP	10			7.142	32	32	229	229
TB	TIPTON SILT 1-3%	NP	52			16.739	166	166	2,785	2,785
WB	WOODWARD 3-8%	NP	33			6.144	106	106	649	649
NP Totals						72.869			7,217	7,217
Total Agland						72.869			7,217	7,217