



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	300000155				No Image On File									
Parcel ID	0000-04-25N-21W-2-001-00													
Cadastral ID	0000-25N-21W-04-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	12398													
4N RANCH LLC														
% HOWARD & APRIL NIGHSWONGER														
24494 PAYNE ROAD														
ALVA OK 73717-0000														
Parcel Location														
Situs	425N21W21													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	4 / 25 / 21 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.68952604 -99.48340171														
SEC.4-25-21 LOT 4; SW4NW4; W2SW4 BOOK 701 PAGE 178														
Building Permits														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
					Bk/Pg	Grantor	Date	Price	Code					
					514/760	STINSON, LEWIS A., ETALS	04/13/1996	0	QM					
					/	4N RANCH LLC								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	26,143	26,143	12%	3,137	Assessed	3,137 247.01						
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	26,143	26,143	3,137	Total Taxable	3,137	247.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000155	4N RANCH LLC	102	26,143	0	3,137	247.00							
2024	2024-300000155	4N RANCH LLC	102	26,143	0	3,137	255.00							
2023	2023-300000155	4N RANCH LLC	102	27,475	0	3,297	273.00							
2022	2022-300000155	4N RANCH LLC	102	27,475	0	3,297	271.00							
2021	2021-300000155	4N RANCH LLC	102	27,475	0	3,297	272.00							
2020	2020-300000155	4N RANCH LLC	102	27,475	0	3,297	271.00							
2019	2019-0000155	4N RANCH LLC	102	27,475		3,297	273.00							
2018	2018-0000155	4N RANCH LLC	102	27,475		3,297	273.00							
2017	2017-0000155	4N RANCH LLC	102	27,475		3,297	274.00							
2016	2016-0000155	4N RANCH LLC	102	27,475		3,297	281.00							
2015	2015-0000155	4N RANCH LLC	102	27,475		3,297	262.00							
2014	2014-0000155	4N RANCH LLC	102	27,475		3,297	264.00							
2013	2013-0000155	NIGHSWONGER, HOWARD G. &	102	27,475		3,297	263.00							



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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								
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	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 26,143			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 26,143 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300000155

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			12.442	160	160	1,991	1,991
CA	CAREY SILT 1-3%	CR	50			16.205	255	255	4,124	4,124
QA	QUINLAN LOAM	CR	11			3.483	56	56	195	195
QA	QUINLAN LOAM	NP	11			34.407	35	35	1,211	1,211
SA	ST.PAUL 0-1%	CR	60			36.343	305	305	11,099	11,099
SA	ST.PAUL 0-1%	NP	60			7.166	192	192	1,376	1,376
W	WATER	NP	0			.814	0	0	0	0
WB	WOODWARD 3-8%	CR	33			19.016	168	168	3,194	3,194
WB	WOODWARD 3-8%	NP	33			27.964	106	106	2,953	2,953
NP Totals						157.839			26,143	26,143
Total Agland						157.839			26,143	26,143