



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 05:53:51  
 Page 1

Assessment Data					Primary Image									
Account	300000157				No Image On File									
Parcel ID	0000-05-25N-21W-1-002-00													
Cadastral ID	0000-25N-21W-05-1-002-00													
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														
<b>Parcel Location</b>														
Situs	525N21W12													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	5 / 25 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.69144990 -99.52615547														
SEC. 5-25-21 LOT 1; E2SE4; SE4NE4 BOOK 701 PAGE 178														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
514/760	STINSON, LEWIS A., ETALS	04/13/1996	0	QM										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	30,610	30,610	12%	3,673	Assessed	3,673 289.21						
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	30,610	30,610		3,673	Total Taxable	3,673 289.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000157	4N RANCH LLC	102	30,610	0	3,587	282.00							
2024	2024-300000157	4N RANCH LLC	102	30,610	0	3,483	284.00							
2023	2023-300000157	4N RANCH LLC	102	28,179	0	3,381	280.00							
2022	2022-300000157	4N RANCH LLC	102	28,179	0	3,381	278.00							
2021	2021-300000157	4N RANCH LLC	102	28,179	0	3,381	279.00							
2020	2020-300000157	4N RANCH LLC	102	28,179	0	3,381	278.00							
2019	2019-0000157	4N RANCH LLC	102	28,179		3,381	280.00							
2018	2018-0000157	4N RANCH LLC	102	28,179		3,381	280.00							
2017	2017-0000157	4N RANCH LLC	102	28,179		3,381	281.00							
2016	2016-0000157	4N RANCH LLC	102	28,179		3,381	288.00							
2015	2015-0000157	4N RANCH LLC	102	28,179		3,381	268.00							
2014	2014-0000157	4N RANCH LLC	102	28,179		3,381	271.00							
2013	2013-0000157	NIGHSWONGER, HOWARD G. &	102	28,179		3,381	269.00							



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 Time 05:53:51  
 Page 2

<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 30,610 Site Improvements Total Value 30,610 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
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 /								
<b>Cost Approach</b>		<b>Manual :</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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Date 02/06/2026  
Time 05:53:51  
Page 3

### Agland Inventory

300000157

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			20.931	255	255	5,327	5,327
CA	CAREY SILT 1-3%	NP	50			12.951	160	160	2,072	2,072
LD	LOAMY ALLUVIAL LAND	NP	33			13.331	106	106	1,408	1,408
LD	LOAMY ALLUVIAL LAND	CR	33			2.004	168	168	337	337
QA	QUINLAN LOAM	NP	11			16.115	35	35	567	567
QA	QUINLAN LOAM	CR	11			3.149	56	56	176	176
QC	QUINLAN-WDWARD 5-12%	CR	14			9.942	71	71	708	708
SA	ST.PAUL 0-1%	CR	60			43.947	305	305	13,421	13,421
SA	ST.PAUL 0-1%	NP	60			22.231	192	192	4,268	4,268
WB	WOODWARD 3-8%	CR	33			11.208	168	168	1,883	1,883
WB	WOODWARD 3-8%	NP	33			4.192	106	106	443	443
<b>NP Totals</b>						160.000			30,610	30,610
<b>Total Agland</b>						160.000			30,610	30,610