



# 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	300000195			No Image On File							
Parcel ID	0000-16-25N-21W-2-001-00										
Cadastral ID	0000-25N-21W-16-2-001-00										
Property Type	REAL - Real Property										
Property Class	RA	VI Area	1								
Tax Area	102 - 4R-BUFFALO										
Name ID	12410										
KINNEY, JOHN WARREN & MELINDA											
DIANNE KINNEY REV TRUST											
12922 US HWY 412											
MOORELAND OK 73852-0000											
<b>Parcel Location</b>											
Situs	1625N21W21										
Subdivision											
Lot/Block	/	Parcel Size	159.66 - Acres								
Sec/Twn/Rng	16 / 25 / 21 / 2										
Neighborhood	1000 - COUNTY										
School District	4-BUFFAL - 4-BUFFALO										
<b>Legal Description</b> Lat/Long: 36.70252453 -99.75477038				<b>Building Permits</b>							
SEC.16-25-21 NW4 LESS .034 AC TRACT BOOK 765 PAGE 728 EASEMENT BOOK 624 PAGE 406				Number	Description	Opened	Closed	Amount			
<b>Exemptions</b>				<b>Sale History</b>							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
<b>Parcel Valuation</b>											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax			
Remove Cap		Land Value	6,210	6,210	12%	745	Assessed	745	58.66		
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	6,210	6,210		745	Total Taxable	745	59.00		
<b>Assessment History</b>											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-300000195	KINNEY, JOHN WARREN & MELINDA	102	6,210	0	745	59.00				
2024	2024-300000195	KINNEY, JOHN WARREN & MELINDA	102	6,210	0	745	61.00				
2023	2023-300000195	KINNEY, JOHN WARREN & MELINDA	102	6,235	0	748	62.00				
2022	2022-300000195	KINNEY, JOHN WARREN (TRUST) &	102	6,235	0	748	62.00				
2021	2021-300000195	KINNEY, JOHN WARREN (TRUST) &	102	6,246	0	750	62.00				
2020	2020-300000195	KINNEY, JOHN WARREN (TRUST) &	102	6,246	0	750	62.00				
2019	2019-0000195	KINNEY, JOHN WARREN (TRUST) &	102	6,246		750	62.00				
2018	2018-0000195	KINNEY, JOHN WARREN (TRUST) &	102	6,246		750	62.00				
2017	2017-0000195	KINNEY, JOHN WARREN (TRUST) &	102	6,246		750	62.00				
2016	2016-0000195	KINNEY, JOHN WARREN (TRUST) &	102	6,246		750	64.00				
2015	2015-0000195	KINNEY, JOHN WARREN (TRUST) &	102	6,246		750	60.00				
2014	2014-0000195	KINNEY, JOHN WARREN (TRUST) &	102	6,246		750	60.00				
2013	2013-0000195	KINNEY, JOHN WARREN (TRUST) &	102	6,246		750	60.00				



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<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 6,210 Site Improvements Total Value 6,210 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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### Agland Inventory

300000195

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QC	QUINLAN-WDWARD 5-12%	NP	14			7.281	45	45	326	326
RD	ROUGH BROKEN LAND	NP	10			132.455	32	32	4,239	4,239
WB	WOODWARD 3-8%	NP	33			5.564	106	106	588	588
WD	WOODWARD-QUINLAN3-8%	NP	23			14.361	74	74	1,057	1,057
<b>NP Totals</b>						159.660			6,210	6,210
<b>Total Agland</b>						159.660			6,210	6,210