



# 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	300000264								
Parcel ID	0000-34-25N-21W-2-001-00								
Cadastral ID	0000-25N-21W-34-2-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	104 - J-5-FORT SUPPLY								
Name ID	25322								
RITTENHOUSE, MELVIN LLC									
2720 CHERRY									
WOODWARD	OK 73801-								
Parcel Location									
Situs	3425N21W21								
Subdivision									
Lot/Block	/	Parcel Size	320 - Acres						
Sec/Twn/Rng	34 / 25 / 21 / 2								
Neighborhood	1000 - COUNTY								
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)								
Legal Description	Lat/Long: 36.69467187 -99.82997943				Building Permits				
SEC.34-25-21 W2 BOOK 775 PAGE 528					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					775/530	HAMM, LINDA AKA LINDA HAMM	05/08/2023		18
					740/262	RITTENHOUSE, ROBERT CRIEG &	10/26/2018		04
					/	RITTENHOUSE, ROBERT CRIEG &			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax	
Remove Cap		Land Value	30,947	30,947	12%	3,714	Assessed	3,880 259.30	
Year Frozen		Improvements	1,380	1,380		166	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	32,327	32,327		3,880	Total Taxable	3,880 259.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300000264	RITTENHOUSE, MELVIN LLC	104	32,327	0	3,880	259.00		
2024	2024-300000264	RITTENHOUSE, MELVIN LLC	104	32,353	0	3,820	255.00		
2023	2023-300000264	MELVIN RITTENHOUSE LLC	104	30,909	0	3,709	248.00		
2022	2022-300000264	RITTENHOUSE, ROBERT CRIEG &	104	30,909	0	3,709	248.00		
2021	2021-300000264	RITTENHOUSE, ROBERT CRIEG &	104	30,909	0	3,709	248.00		
2020	2020-300000264	RITTENHOUSE, ROBERT CRIEG &	104	30,909	0	3,709	295.00		
2019	2019-0000264	RITTENHOUSE, ROBERT CRIEG &	104	31,340		3,761	302.00		
2018	2018-0000264	RITTENHOUSE, ROBERT CRIEG &	104	31,340		3,761	299.00		
2017	2017-0000264	RITTENHOUSE, ROBERT CRIEG &	104	31,340		3,761	302.00		
2016	2016-0000264	RITTENHOUSE, ROBERT CRIEG &	104	31,340		3,761	302.00		
2015	2015-0000264	RITTENHOUSE, ROBERT CRIEG &	104	31,340		3,761	297.00		
2014	2014-0000264	RITTENHOUSE, MELVIN R. (L EST)	104	31,340		3,761	293.00		
2013	2013-0000264	RITTENHOUSE, MELVIN R. (L EST)	104	31,340		3,761	290.00		



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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	-	0000-34-25N-21W-2-001-00_001.JPG 4/4/2023	
Adjustments	-	<b>GRM Approach</b>	
Lot Value	-	GRM Code	
<b>Residential Data</b>		Gross Rent	
Type	-	Indicated Value	
Condition	-	<b>Multiple Regression</b>	
Quality	-	MRA Code	
Architecture	-	Adusted R	
Style	-	Indicated Value	
Exterior Wall	-	<b>Direct Comparables</b>	
Base/Total Area /	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
Style	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
HVAC	-	Comparables	
Roof Cover	-	Indicated Value	
Area on Slab	-	<b>Value Reconciliation</b>	
Fixture/RghIn /	-	Selected Approach Cost Approach	
Bed/F/H Bath / /	-	Improvements	
Basement Area	-	Lot Value	
Garage Type	-	Indicated Value 0.00 Per SqFt	
Remodel	-	Aglard Value 30,947	
Year/Eff Age /	-	Site Improvements 1,397	
<b>Cost Approach</b>		Total Value 32,344 0.00 Total Value Per SqFt	
Manual :			
Base Cost 0.00	Total Misc Impr + 0		
Roofing Adj + 0.00	Garage Cost +		
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 =		
Adj Base Cost = 0.00	Lot Value +		
Total Area x	Indicated Value =		
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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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x20x10		Formed Metal	600
	Qual	1	Cond 1	Year 1980	Eff Age 64	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (11.64 x 600)		6,984		6,984	5,587	1,397
	BNV	Building No Value.	36x26x10		Formed Metal	
	Qual	1	Cond 1	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x )						



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PA	PRATT BILLOWY	NP	48			15.664	154	154	2,406	2,406
PC	PRATT LOAMY BILLOWY	NP	37			57.751	118	118	6,838	6,838
PD	PRATT LOAMY HUMMOCKY	NP	31			189.596	99	99	18,808	18,808
PE	PRATT LOAMY DUNED	NP	20			17.835	64	64	1,141	1,141
QC	QUINLAN-WDWARD 5-12%	NP	14			39.154	45	45	1,754	1,754
<b>NP Totals</b>						320.000			30,947	30,947
<b>Total Agland</b>						320.000			30,947	30,947