



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:56:44
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Assessment Data					Primary Image									
Account	300000351				No Image On File									
Parcel ID	0000-31-25N-22W-3-001-00													
Cadastral ID	0000-25N-22W-31-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	12491													
COMBS LAND COMPANY, LLC														
4416 KINNYON DRIVE WOODWARD OK 73801-0000														
Parcel Location														
Situs	3125N22W31													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	31 / 25 / 22 / 3													
Neighborhood	1000 - COUNTY													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
Legal Description Lat/Long: 36.64815818 -99.54632599														
Building Permits														
31-25-22 LOTS 3-4; E2SW4; SE4 BOOK 722 PAGE 322														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					665/479	JOHNSTON FARMS, INC.	12/29/2010	250,000	MQ					
					665/479	COMBS, ROBERT L. &	12/29/2010	250,000						
					/	COMBS LAND COMPANY, LLC								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax					
Remove Cap	2026	Land Value	30,565	30,565	12%	3,668	Assessed	3,668	245.13					
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	30,565	30,565		3,668	Total Taxable	3,668	245.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300000351	COMBS LAND COMPANY, LLC			104	30,565	0	3,108	208.00					
2024	2024-300000351	COMBS LAND COMPANY, LLC			104	30,565	0	3,017	202.00					
2023	2023-300000351	COMBS LAND COMPANY, LLC			104	24,412	0	2,929	196.00					
2022	2022-300000351	COMBS LAND COMPANY, LLC			104	24,412	0	2,929	196.00					
2021	2021-300000351	COMBS LAND COMPANY, LLC			104	24,412	0	2,929	196.00					
2020	2020-300000351	COMBS LAND COMPANY, LLC			104	24,412	0	2,929	233.00					
2019	2019-0000351	COMBS LAND COMPANY, LLC			104	24,412		2,929	235.00					
2018	2018-0000351	COMBS LAND COMPANY, LLC			104	24,412		2,929	232.00					
2017	2017-0000351	COMBS LAND COMPANY, LLC			104	24,412		2,929	235.00					
2016	2016-0000351	COMBS, ROBERT L. &			104	24,412		2,929	235.00					
2015	2015-0000351	COMBS, ROBERT L. &			104	24,412		2,929	231.00					
2014	2014-0000351	COMBS, ROBERT L. &			104	24,412		2,929	228.00					
2013	2013-0000351	COMBS, ROBERT L. &			104	24,412		2,929	226.00					



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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		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		30,565						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	30,565 0.00 Total Value Per SqFt						
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	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300000351

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			58.537	74	74	4,308	4,308
LC	LINCOLN SOILS	CR	23			176.672	117	117	20,683	20,683
PA	PRATT BILLOWY	NP	48			11.917	154	154	1,830	1,830
PA	PRATT BILLOWY	CR	48			.646	244	244	158	158
PC	PRATT LOAMY BILLOWY	NP	37			5.827	118	118	690	690
PC	PRATT LOAMY BILLOWY	CR	37			.140	188	188	26	26
PD	PRATT LOAMY HUMMOCKY	CR	31			.305	158	158	48	48
PD	PRATT LOAMY HUMMOCKY	NP	31			12.763	99	99	1,266	1,266
TD	TIVOLI FINE SAND	NP	13			24.576	42	42	1,022	1,022
TD	TIVOLI FINE SAND	CR	13			8.064	66	66	534	534
CR Totals						299.445			30,565	30,565
Total Agland						299.445			30,565	30,565