



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																								
Account	300000510				No Image On File																								
Parcel ID	0000-13-25N-24W-1-001-00																												
Cadastral ID	0000-25N-24W-13-1-001-00																												
Property Type	REAL - Real Property																												
Property Class	RA	VI Area 4																											
Tax Area	104 - J-5-FORT SUPPLY																												
Name ID	12564																												
NIXON, BRAYDEN R.																													
P O BOX 94 MAY OK 73851-0000																													
Parcel Location																													
Situs	HWY 46																												
Subdivision																													
Lot/Block	/	Parcel Size 320 - Acres																											
Sec/Twn/Rng	13 / 25 / 24 / 1																												
Neighborhood	1000 - COUNTY																												
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)																												
Legal Description Lat/Long: 36.73080058 -99.76791059																													
Building Permits																													
SEC 13-25-24 N2 BOOK 727 PAGE 160																													
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																				
					727/160	MCCLUNG, ROBERT	06/23/2017	174,747	04																				
					706/286	MCCLUNG, NATALIE MONIQUE	02/26/2015	256,000	04																				
					669/421	MCCLUNG, DEBIE	06/16/2011	300,000	04																				
					591/559	OHERN, THELMA	03/31/2004	190,000	MQ																				
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax																					
Remove Cap		Land Value	18,670	18,670	12%	2,240	Assessed	2,240	149.70																				
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	18,670	18,670		2,240	Total Taxable	2,240	150.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300000510	NIXON, BRAYDEN R.	104	18,670	0	2,240	150.00																						
2024	2024-300000510	NIXON, BRAYDEN R.	104	18,670	0	2,240	150.00																						
2023	2023-300000510	NIXON, BRAYDEN R.	104	18,670	0	2,240	150.00																						
2022	2022-300000510	NIXON, BRAYDEN R.	104	19,395	0	2,327	156.00																						
2021	2021-300000510	NIXON, BRAYDEN R.	104	19,395	0	2,327	156.00																						
2020	2020-300000510	NIXON, BRAYDEN R.	104	19,395	0	2,327	185.00																						
2019	2019-0000510	NIXON, BRAYDEN R.	104	19,395		2,327	187.00																						
2018	2018-0000510	NIXON, BRAYDEN R.	104	19,395		2,327	185.00																						
2017	2017-0000510	NIXON, BRAYDEN R.	104	19,395		2,327	187.00																						
2016	2016-0000510	MCCLUNG, ROBERT	104	19,395		2,327	187.00																						
2015	2015-0000510	MCCLUNG, ROBERT	104	19,395		2,327	184.00																						
2014	2014-0000510	MCCLUNG, NATALIE MONIQUE	104	19,395		2,327	181.00																						
2013	2013-0000510	MCCLUNG, NATALIE MONIQUE	104	19,395		2,327	179.00																						



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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				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 18,670 Site Improvements Total Value 18,670 0.00 Total Value Per SqFt				
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 /								
Cost Approach		Manual :						
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					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300000510

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PC	PRATT LOAMY BILLOWY	NP	37			9.640	118	118	1,141	1,141
PD	PRATT LOAMY HUMMOCKY	NP	31			60.081	99	99	5,960	5,960
PE	PRATT LOAMY DUNED	NP	20			51.651	64	64	3,306	3,306
TD	TIVOLI FINE SAND	NP	13			198.629	42	42	8,263	8,263
NP Totals						320.000			18,670	18,670
Total Agland						320.000			18,670	18,670