



# 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	300000937				No Image On File				
Parcel ID	0000-07-26N-20W-1-001-01								
Cadastral ID	0000-26N-20W-07-1-001-01								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	102 - 4R-BUFFALO								
Name ID	25671								
NATURE CONSERVENCY (THE)									
5555 E 71ST ST STE 9100 TULSA OK 74136-									
<b>Parcel Location</b>									
Situs	726N20W111								
Subdivision									
Lot/Block	/	Parcel Size	478 - Acres						
Sec/Twn/Rng	7 / 26 / 20 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.63326158 -99.99432731									
SEC.7-26-20 LOTS 1-2-3 E2NW4; NE4SW4; NE4; N2SE4 BOOK 786 PAGE 558					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					786/558	SAND CREEK HOLDINGS LLC	12/28/2024	6,030,000	18
					777/766	NELSON, DAVID A. REV. TRUST	09/15/2023	5,000,000	18
					/	NELSON, DAVID ARTHUR (TRUST)			
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	2026	Land Value	31,754	31,754	12%	3,810	Assessed	3,810	300.00
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	31,754	31,754		3,810	Total Taxable	3,810	300.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300000937	NATURE CONSERVENCY (THE)			102	31,754	0	3,810	300.00
2024	2024-300000937	SAND CREEK HOLDINGS LLC			102	31,754	0	3,810	310.00
2023	2023-300000937	SAND CREEK HOLDINGS LLC			102	31,754	0	604	50.00
2022	2022-300000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889	0	587	48.00
2021	2021-300000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889	0	587	48.00
2020	2020-300000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889	0	587	48.00
2019	2019-0000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889		587	49.00
2018	2018-0000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889		587	49.00
2017	2017-0000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889		587	49.00
2016	2016-0000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889		587	50.00
2015	2015-0000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889		587	47.00
2014	2014-0000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889		587	47.00
2013	2013-0000937	NELSON, DAVID ARTHUR (TRUST)			102	4,889		587	47.00



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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				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
<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>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>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 31,754 Site Improvements Total Value 31,754 0.00 Total Value Per SqFt							
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

300000937

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			33.698	160	160	5,392	5,392
LC	LINCOLN SOILS	NP	23			31.181	74	74	2,295	2,295
QA	QUINLAN LOAM	NP	11			139.788	35	35	4,921	4,921
QB	QUINLAN LOAM,ERODED	NP	10			4.700	32	32	150	150
QC	QUINLAN-WDWARD 5-12%	NP	14			75.433	45	45	3,379	3,379
RD	ROUGH BROKEN LAND	NP	10			71.691	32	32	2,294	2,294
WB	WOODWARD 3-8%	NP	33			114.527	106	106	12,094	12,094
YA	YAHOLA FINE SANDY	NP	55			6.982	176	176	1,229	1,229
<b>NP Totals</b>						478.000			31,754	31,754
<b>Total Agland</b>						478.000			31,754	31,754