



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	300001011				No Image On File									
Parcel ID	0000-30-26N-20W-1-001-00													
Cadastral ID	0000-26N-20W-30-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	25322													
RITTENHOUSE, MELVIN LLC														
2720 CHERRY														
WOODWARD OK 73801-														
Parcel Location														
Situs	3026N20W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	30 / 26 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.68903089 -99.29993137														
Building Permits														
SEC.30-26-20 NE4 BOOK 775 PAGE 528														
<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					
					775/530	HAMM, LINDA AKA LINDA HAMM	05/08/2023		18					
					740/262	RITTENHOUSE, ROBERT CRIEG &	10/26/2018		04					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap		Land Value	30,408	30,408	12%	3,649	Assessed	3,649	287.32					
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	30,408	30,408		3,649	Total Taxable	3,649	287.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300001011	RITTENHOUSE, MELVIN LLC			102	30,408	0	3,649	287.00					
2024	2024-300001011	RITTENHOUSE, MELVIN LLC			102	30,408	0	3,649	297.00					
2023	2023-300001011	MELVIN RITTENHOUSE LLC			102	30,341	0	3,641	301.00					
2022	2022-300001011	RITTENHOUSE, ROBERT CRIEG &			102	30,341	0	3,641	300.00					
2021	2021-300001011	RITTENHOUSE, ROBERT CRIEG &			102	30,341	0	3,641	301.00					
2020	2020-300001011	RITTENHOUSE, ROBERT CRIEG &			102	30,341	0	3,641	300.00					
2019	2019-0001011	RITTENHOUSE, ROBERT CRIEG &			102	30,341		3,641	302.00					
2018	2018-0001011	RITTENHOUSE, ROBERT CRIEG &			102	30,341		3,641	302.00					
2017	2017-0001011	RITTENHOUSE, ROBERT CRIEG &			102	30,341		3,641	303.00					
2016	2016-0001011	RITTENHOUSE, ROBERT CRIEG &			102	30,341		3,641	310.00					
2015	2015-0001011	RITTENHOUSE, ROBERT CRIEG &			102	30,341		3,641	289.00					
2014	2014-0001011	RITTENHOUSE, MELVIN R. (L EST			102	30,341		3,641	292.00					
2013	2013-0001011	RITTENHOUSE, MELVIN R.			102	30,341		3,641	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 Adjustments Lot Value								
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 /				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				
Cost Approach		Manual :		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 30,408			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 30,408 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
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

300001011

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			44.915	255	255	11,431	11,431
CA	CAREY SILT 1-3%	NP	50			.747	160	160	120	120
SA	ST.PAUL 0-1%	CR	60			4.241	305	305	1,295	1,295
WB	WOODWARD 3-8%	CR	33			93.431	168	168	15,694	15,694
WB	WOODWARD 3-8%	NP	33			4.287	106	106	453	453
WD	WOODWARD-QUINLAN3-8%	CR	23			11.602	117	117	1,358	1,358
WD	WOODWARD-QUINLAN3-8%	NP	23			.778	74	74	57	57
NP Totals						160.000			30,408	30,408
Total Agland						160.000			30,408	30,408