



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:06:11
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Assessment Data					Primary Image				
Account	300001014				No Image On File				
Parcel ID	0000-30-26N-20W-4-001-00								
Cadastral ID	0000-26N-20W-30-4-001-00								
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	3026N20W41								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	30 / 26 / 20 / 4								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description									
Lat/Long: 36.67444852 -99.32252775									
SEC.30-26-20 SE4 BOOK 775 PAGE 528									
Building Permits									
Number Description Opened Closed Amount									
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
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	42,316	42,316	12%	5,078	Assessed	5,078 399.84	
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	42,316	42,316	5,078	Total Taxable	5,078	400.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300001014	RITTENHOUSE, MELVIN LLC	102	42,316	0	5,078	400.00		
2024	2024-300001014	RITTENHOUSE, MELVIN LLC	102	42,316	0	5,078	414.00		
2023	2023-300001014	MELVIN RITTENHOUSE LLC	102	41,490	0	4,979	412.00		
2022	2022-300001014	RITTENHOUSE, ROBERT CRIEG &	102	41,490	0	4,979	410.00		
2021	2021-300001014	RITTENHOUSE, ROBERT CRIEG &	102	41,490	0	4,979	411.00		
2020	2020-300001014	RITTENHOUSE, ROBERT CRIEG &	102	41,490	0	4,979	410.00		
2019	2019-0001014	RITTENHOUSE, ROBERT CRIEG &	102	41,490		4,979	413.00		
2018	2018-0001014	RITTENHOUSE, ROBERT CRIEG &	102	41,490		4,979	413.00		
2017	2017-0001014	RITTENHOUSE, ROBERT CRIEG &	102	41,490		4,979	414.00		
2016	2016-0001014	RITTENHOUSE, ROBERT CRIEG &	102	41,490		4,979	424.00		
2015	2015-0001014	RITTENHOUSE, ROBERT CRIEG &	102	41,490		4,979	395.00		
2014	2014-0001014	RITTENHOUSE, MELVIN R. (L EST	102	41,490		4,979	399.00		
2013	2013-0001014	RITTENHOUSE, MELVIN R.	102	41,490		4,979	397.00		



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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 42,316 Site Improvements Total Value 42,316 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

300001014

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			71.908	255	255	18,300	18,300
SA	ST.PAUL 0-1%	CR	60			70.045	305	305	21,392	21,392
WB	WOODWARD 3-8%	CR	33			10.045	168	168	1,687	1,687
WD	WOODWARD-QUINLAN3-8%	CR	23			8.003	117	117	937	937
CR Totals						160.000			42,316	42,316
Total Agland						160.000			42,316	42,316