



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	300001113				No Image On File									
Parcel ID	0000-22-26N-21W-1-001-01													
Cadastral ID	0000-26N-21W-22-1-001-01													
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-														
Parcel Location														
Situs	2226N21W111													
Subdivision														
Lot/Block	/	Parcel Size	468 - Acres											
Sec/Twn/Rng	22 / 26 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.72171168 -99.33613028														
Building Permits														
SEC.22-26-21 E2; SW4 BOOK 786 PAGE 558														
<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					
					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					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2026	Land Value	32,297	32,297	12%	3,876	Assessed	3,876	305.20					
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	32,297	32,297		3,876	Total Taxable	3,876	305.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001113	NATURE CONSERVENCY (THE)	102	32,297	0	3,876	305.00							
2024	2024-300001113	SAND CREEK HOLDINGS LLC	102	32,297	0	3,876	316.00							
2023	2023-300001113	SAND CREEK HOLDINGS LLC	102	32,297	0	1,366	113.00							
2022	2022-300001113	ROSS, JIMMY M.	102	11,054	0	1,326	109.00							
2021	2021-300001113	ROSS, JIMMY M.	102	11,054	0	1,326	109.00							
2020	2020-300001113	ROSS, JIMMY M.	102	11,054	0	1,326	109.00							
2019	2019-0001113	ROSS, JIMMY M.	102	11,054		1,326	110.00							
2018	2018-0001113	ROSS, JIMMY M.	102	11,054		1,326	110.00							
2017	2017-0001113	ROSS, JIMMY M.	102	11,054		1,326	110.00							
2016	2016-0001113	ROSS, JIMMY M.	102	11,054		1,326	113.00							
2015	2015-0001113	ROSS, JIMMY M.	102	11,054		1,326	105.00							
2014	2014-0001113	ROSS, JIMMY M.	102	11,054		1,326	106.00							
2013	2013-0001113	ROSS, JIMMY M.	102	11,054		1,326	106.00							



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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 32,297			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 32,297 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

300001113

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			42.557	160	160	6,809	6,809
CB	CAREY SILT 3-5%	NP	41			19.522	131	131	2,561	2,561
LD	LOAMY ALLUVIAL LAND	NP	33			4.563	106	106	482	482
QA	QUINLAN LOAM	NP	11			240.484	35	35	8,465	8,465
QC	QUINLAN-WDWARD 5-12%	NP	14			47.889	45	45	2,145	2,145
W	WATER	NP	0			.913	0	0	0	0
WB	WOODWARD 3-8%	NP	33			112.071	106	106	11,835	11,835
NP Totals						468.000			32,297	32,297
Total Agland						468.000			32,297	32,297