



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:07:24
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Assessment Data					Primary Image									
Account	300001166				No Image On File									
Parcel ID	0000-33-26N-21W-1-001-00													
Cadastral ID	0000-26N-21W-33-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	12398													
4N RANCH LLC														
% HOWARD & APRIL NIGHSWONGER														
24494 PAYNE ROAD														
ALVA OK 73717-0000														
Parcel Location														
Situs	3326N21W11													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	33 / 26 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.65744189 -99.47777012														
Building Permits														
SEC. 33-26-21 N2 BOOK 701 PAGE 178														
<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 colspan="5" style="height: 100px;"> </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					
					594/473	PROPHET, GARY L., ETUX	06/10/2004	112,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	50,851	50,851	12%	6,102	Assessed	6,102	480.47					
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	50,851	50,851	6,102	Total Taxable	6,102	480.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001166	4N RANCH LLC	102	50,851	0	6,102	480.00							
2024	2024-300001166	4N RANCH LLC	102	50,851	0	6,065	494.00							
2023	2023-300001166	4N RANCH LLC	102	49,072	0	5,889	487.00							
2022	2022-300001166	4N RANCH LLC	102	49,072	0	5,889	484.00							
2021	2021-300001166	4N RANCH LLC	102	49,072	0	5,889	486.00							
2020	2020-300001166	4N RANCH LLC	102	49,072	0	5,889	485.00							
2019	2019-0001166	4N RANCH LLC	102	49,072		5,889	488.00							
2018	2018-0001166	4N RANCH LLC	102	49,072		5,889	488.00							
2017	2017-0001166	4N RANCH LLC	102	49,072		5,889	490.00							
2016	2016-0001166	4N RANCH LLC	102	49,072		5,889	501.00							
2015	2015-0001166	4N RANCH LLC	102	49,072		5,889	467.00							
2014	2014-0001166	4N RANCH LLC	102	49,072		5,889	472.00							
2013	2013-0001166	NIGHSWONGER, HOWARD G. &	102	49,072		5,889	469.00							



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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				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
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 Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 50,851 Site Improvements Total Value 50,851 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								
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



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Agland Inventory

300001166

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			62.300	255	255	15,855	15,855
CA	CAREY SILT 1-3%	NP	50			4.147	160	160	663	663
QA	QUINLAN LOAM	CR	11			27.186	56	56	1,522	1,522
QA	QUINLAN LOAM	NP	11			86.246	35	35	3,036	3,036
SA	ST.PAUL 0-1%	CR	60			48.551	305	305	14,828	14,828
SA	ST.PAUL 0-1%	NP	60			25.492	192	192	4,894	4,894
WB	WOODWARD 3-8%	CR	33			45.596	168	168	7,659	7,659
WB	WOODWARD 3-8%	NP	33			.258	106	106	27	27
WD	WOODWARD-QUINLAN3-8%	CR	23			20.211	117	117	2,366	2,366
WD	WOODWARD-QUINLAN3-8%	NP	23			.013	74	74	1	1
NP Totals						320.000			50,851	50,851
Total Agland						320.000			50,851	50,851