



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:07:25
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Assessment Data					Primary Image									
Account	300001167				No Image On File									
Parcel ID	0000-33-26N-21W-3-001-00													
Cadastral ID	0000-26N-21W-33-3-001-00													
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	3326N21W31													
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: 36.66127244 -99.48257247														
Building Permits														
SEC. 33-26-21 S2 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> </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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	46,423	39,540	12%	4,745	Assessed	4,745	373.62					
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	46,423	39,540		4,745	Total Taxable	4,745	374.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001167	4N RANCH LLC	102	46,423	0	4,607	363.00							
2024	2024-300001167	4N RANCH LLC	102	46,423	0	4,473	364.00							
2023	2023-300001167	4N RANCH LLC	102	36,186	0	4,342	359.00							
2022	2022-300001167	4N RANCH LLC	102	36,186	0	4,342	357.00							
2021	2021-300001167	4N RANCH LLC	102	36,186	0	4,342	358.00							
2020	2020-300001167	4N RANCH LLC	102	36,186	0	4,342	357.00							
2019	2019-0001167	4N RANCH LLC	102	36,186		4,342	360.00							
2018	2018-0001167	4N RANCH LLC	102	36,186		4,342	360.00							
2017	2017-0001167	4N RANCH LLC	102	36,186		4,342	361.00							
2016	2016-0001167	4N RANCH LLC	102	36,186		4,342	369.00							
2015	2015-0001167	4N RANCH LLC	102	36,186		4,342	345.00							
2014	2014-0001167	4N RANCH LLC	102	36,186		4,342	348.00							
2013	2013-0001167	NIGHSWONGER, HOWARD G. ETUX	102	36,186		4,342	346.00							



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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		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model DEFAULT DEFAULT SELECTION MODEL	
Base/Total Area /		Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
Style		Comparables	
HVAC		Indicated Value	
Roof Cover		Value Reconciliation	
Area on Slab		Selected Approach Cost Approach	
Fixture/RghIn /		Improvements	
Bed/F/H Bath / /		Lot Value	
Basement Area		Indicated Value 0.00 Per SqFt	
Garage Type		Aglard Value 46,423	
Remodel		Site Improvements	
Year/Eff Age /		Total Value 46,423 0.00 Total Value Per SqFt	
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

300001167

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			40.465	160	160	6,474	6,474
QA	QUINLAN LOAM	NP	11			111.071	35	35	3,910	3,910
QA	QUINLAN LOAM	CR	11			3.107	56	56	174	174
RD	ROUGH BROKEN LAND	NP	10			12.009	32	32	384	384
SA	ST.PAUL 0-1%	NP	60			12.687	192	192	2,436	2,436
SA	ST.PAUL 0-1%	CR	60			88.482	305	305	27,022	27,022
WB	WOODWARD 3-8%	NP	33			43.957	106	106	4,642	4,642
WB	WOODWARD 3-8%	CR	33			8.222	168	168	1,381	1,381
CR Totals						320.000			46,423	46,423
Total Agland						320.000			46,423	46,423