



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:07:26
 Page 1

Assessment Data					Primary Image																																																																																																															
Account 300001169 Parcel ID 0000-34-26N-21W-2-001-00 Cadastral ID 0000-26N-21W-34-2-001-00 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 3426N21W21 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 34 / 26 / 21 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-34-26N-21W-2-001-00_010.JPG 4/4/2023</p>																																																																																																															
Legal Description Lat/Long: 36.72821017 -99.58010286 SEC.34-26-21 NW4 BOOK 701 PAGE 178																																																																																																																				
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <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																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																
Number	Description	Opened	Closed	Amount																																																																																																																
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 17,757</td> <td>17,245</td> <td>12%</td> <td>2,069</td> <td>Assessed</td> <td>9,438</td> <td>743.15</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 70,327</td> <td>61,401</td> <td> </td> <td>7,369</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 88,084</td> <td>78,646</td> <td> </td> <td>9,438</td> <td>Total Taxable</td> <td>9,438</td> <td>743.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 17,757	17,245	12%	2,069	Assessed	9,438	743.15	Year Frozen		Improvements 70,327	61,401		7,369	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 88,084	78,646		9,438	Total Taxable	9,438	743.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																												
Remove Cap		Land Value 17,757	17,245	12%	2,069	Assessed	9,438	743.15																																																																																																												
Year Frozen		Improvements 70,327	61,401		7,369	Penalty	0																																																																																																													
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																												
TIF Project ID	0	Total Value 88,084	78,646		9,438	Total Taxable	9,438	743.00																																																																																																												
Bk/Pg	Grantor	Date	Price	Code																																																																																																																
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>88,084</td> <td>0</td> <td>9,163</td> <td>721.00</td> </tr> <tr> <td>2024</td> <td>2024-300001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>92,080</td> <td>0</td> <td>8,896</td> <td>724.00</td> </tr> <tr> <td>2023</td> <td>2023-300001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>81,239</td> <td>0</td> <td>8,637</td> <td>714.00</td> </tr> <tr> <td>2022</td> <td>2022-300001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>81,239</td> <td>0</td> <td>8,385</td> <td>690.00</td> </tr> <tr> <td>2021</td> <td>2021-300001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>81,239</td> <td>0</td> <td>8,141</td> <td>672.00</td> </tr> <tr> <td>2020</td> <td>2020-300001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>81,239</td> <td>0</td> <td>7,904</td> <td>650.00</td> </tr> <tr> <td>2019</td> <td>2019-0001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>80,753</td> <td> </td> <td>7,674</td> <td>636.00</td> </tr> <tr> <td>2018</td> <td>2018-0001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>80,753</td> <td> </td> <td>7,450</td> <td>618.00</td> </tr> <tr> <td>2017</td> <td>2017-0001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>77,496</td> <td> </td> <td>7,233</td> <td>601.00</td> </tr> <tr> <td>2016</td> <td>2016-0001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>77,496</td> <td> </td> <td>7,023</td> <td>598.00</td> </tr> <tr> <td>2015</td> <td>2015-0001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>60,224</td> <td> </td> <td>5,125</td> <td>407.00</td> </tr> <tr> <td>2014</td> <td>2014-0001169</td> <td>4N RANCH LLC</td> <td>102</td> <td>57,428</td> <td> </td> <td>4,976</td> <td>399.00</td> </tr> <tr> <td>2013</td> <td>2013-0001169</td> <td>NIGHSWONGER, HOWARD G. ETUX</td> <td>102</td> <td>57,428</td> <td> </td> <td>4,831</td> <td>385.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300001169	4N RANCH LLC	102	88,084	0	9,163	721.00	2024	2024-300001169	4N RANCH LLC	102	92,080	0	8,896	724.00	2023	2023-300001169	4N RANCH LLC	102	81,239	0	8,637	714.00	2022	2022-300001169	4N RANCH LLC	102	81,239	0	8,385	690.00	2021	2021-300001169	4N RANCH LLC	102	81,239	0	8,141	672.00	2020	2020-300001169	4N RANCH LLC	102	81,239	0	7,904	650.00	2019	2019-0001169	4N RANCH LLC	102	80,753		7,674	636.00	2018	2018-0001169	4N RANCH LLC	102	80,753		7,450	618.00	2017	2017-0001169	4N RANCH LLC	102	77,496		7,233	601.00	2016	2016-0001169	4N RANCH LLC	102	77,496		7,023	598.00	2015	2015-0001169	4N RANCH LLC	102	60,224		5,125	407.00	2014	2014-0001169	4N RANCH LLC	102	57,428		4,976	399.00	2013	2013-0001169	NIGHSWONGER, HOWARD G. ETUX	102	57,428		4,831	385.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																													
2025	2025-300001169	4N RANCH LLC	102	88,084	0	9,163	721.00																																																																																																													
2024	2024-300001169	4N RANCH LLC	102	92,080	0	8,896	724.00																																																																																																													
2023	2023-300001169	4N RANCH LLC	102	81,239	0	8,637	714.00																																																																																																													
2022	2022-300001169	4N RANCH LLC	102	81,239	0	8,385	690.00																																																																																																													
2021	2021-300001169	4N RANCH LLC	102	81,239	0	8,141	672.00																																																																																																													
2020	2020-300001169	4N RANCH LLC	102	81,239	0	7,904	650.00																																																																																																													
2019	2019-0001169	4N RANCH LLC	102	80,753		7,674	636.00																																																																																																													
2018	2018-0001169	4N RANCH LLC	102	80,753		7,450	618.00																																																																																																													
2017	2017-0001169	4N RANCH LLC	102	77,496		7,233	601.00																																																																																																													
2016	2016-0001169	4N RANCH LLC	102	77,496		7,023	598.00																																																																																																													
2015	2015-0001169	4N RANCH LLC	102	60,224		5,125	407.00																																																																																																													
2014	2014-0001169	4N RANCH LLC	102	57,428		4,976	399.00																																																																																																													
2013	2013-0001169	NIGHSWONGER, HOWARD G. ETUX	102	57,428		4,831	385.00																																																																																																													




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:07:27
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		 <p>0000-34-26N-21W-2-001-00 04/03/23</p> <p>0000-34-26N-21W-2-001-00_010.JPG 4/4/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,766 / 1,766
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

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 :	
Base Cost	79.15	Total Misc Impr	+ 4,061
Roofing Adj	+ 3.83	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 179,425
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 132,775
Plumbing Adj	+ 5.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,650
Adj Base Cost	= 99.30	Lot Value	+ 5,750
Total Area	x 1,766	Indicated Value	= 52,400
Adjusted Cost	= 175,364	Value Per SqFt	29.67

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	46,650	
Lot Value	5,750	
Indicated Value	52,400	29.67 Per SqFt
Agland Value	12,007	
Site Improvements	23,532	
Total Value	87,939	49.80 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	409	8x8		64	59.87		3,832
ASC	Awing/Shelter/Carport	8813	14x4		56	4.09		229



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

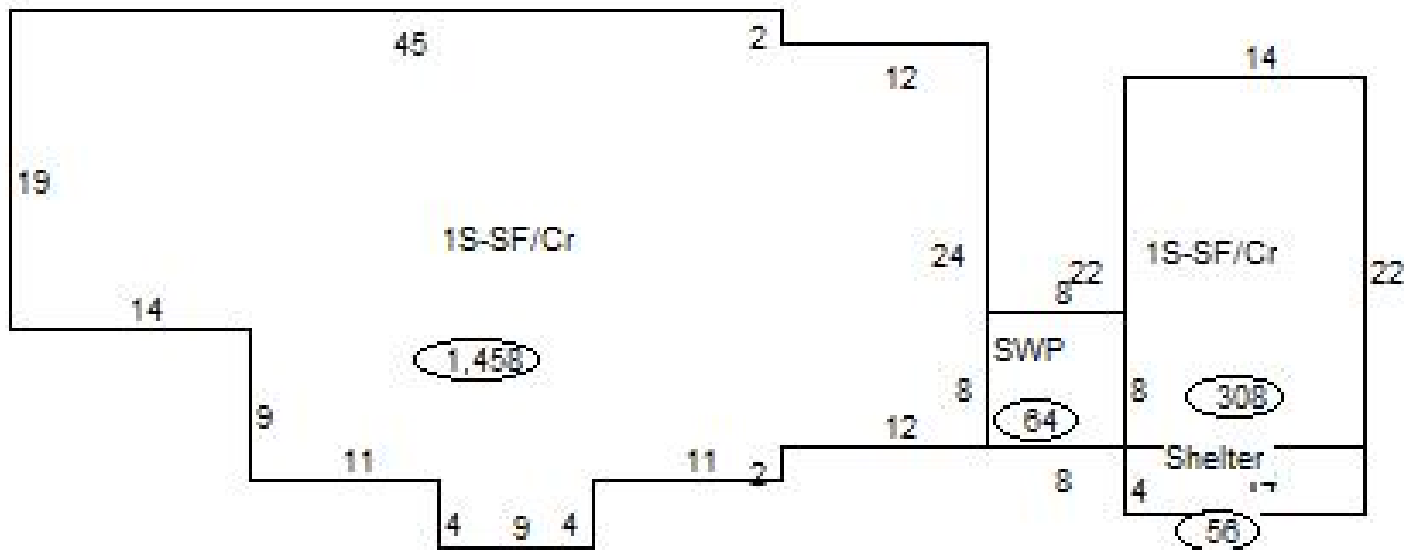
Date 02/06/2026

Time 06:07:27

Page 3

Sketch Image

300001169



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,458	1.000	1,458
2	M	EPSW		20	SWP	64	1.000	64
3	R	1	Crawl	20	1S-SF/Cr	308	1.000	308
4	M	ASC		20	Shelter	56	1.000	56
Total Building Area						1,766		1,766



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:07:27
Page 4

300001169

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage 2,000 BU	16x16x13	Dirt		2,099	
	Qual	3	Cond 3	Year 1997	Eff Age 29		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 2,099)	3,400		3,400	2,550	850
	GBST	Grain Bin - Storage 2,000 BU	16x16x13	Dirt		2,099	
	Qual	3	Cond 3	Year 1997	Eff Age 29		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 2,099)	3,400		3,400	2,550	850
	SHDS	Yard Shed - Metal	24x10x8		Formed Metal	240	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (19.99 x 240)	4,798		4,798	3,742	1,056
	HAYS	Hay Shed Open Sides	76x28x10		Formed Metal	2,128	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.89 x 2,128)	14,662		14,662	11,730	2,932
	LNTO	Lean To - Attached	28x12x8		Formed Metal	336	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.98 x 336)	2,345		2,345	1,876	469
	UTIL	Utility Building	50x36x10		Formed Metal	1,800	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (23.89 x 1,800)	43,002		43,002	27,951	15,051
	SHDS	Yard Shed - Wood HOUSE	14x14x8		Composition Shingle	196	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (20.71 x 196)	4,059		4,059	3,247	812



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:07:27
Page 5

300001169

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood OLD HOUSE	20x20x8		Composition Shingle	400
	Qual 3	Cond 3	Year 1970	Eff Age 56		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.85 x 400)	7,140	7,140	5,712	1,428
	ASC	Awing/Shelter/Carport PORCH	18x6x8		Composition Shingle	108
	Qual 3	Cond 3	Year 1970	Eff Age 42		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (3.88 x 108)	419	419	335	84



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:07:27
Page 6

Agland Inventory

300001169

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			5.968	160	160	955	955
QC	QUINLAN-WDWARD 5-12%	CR	14			24.987	71	71	1,781	1,781
QC	QUINLAN-WDWARD 5-12%	NP	14			19.505	45	45	874	874
WB	WOODWARD 3-8%	CR	33			2.418	168	168	406	406
WB	WOODWARD 3-8%	NP	33			6.929	106	106	732	732
WD	WOODWARD-QUINLAN3-8%	CR	23			.724	117	117	85	85
WD	WOODWARD-QUINLAN3-8%	NP	23			97.469	74	74	7,174	7,174
NP Totals						158.000			12,007	12,007
Total Agland						158.000			12,007	12,007