



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																											
Account 300001170 Parcel ID 0000-34-26N-21W-3-001-00 Cadastral ID 0000-26N-21W-34-3-001-00 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 3426N21W31 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 34 / 26 / 21 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																
Legal Description Lat/Long: 36.69207800 -99.45379803 SEC.34-26-21 SW4 BOOK 701 PAGE 178																																																																
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300001170	4N RANCH LLC	102	44,727	0	4,473	352.00																																																									
2024	2024-300001170	4N RANCH LLC	102	44,002	0	4,343	354.00																																																									
2023	2023-300001170	4N RANCH LLC	102	35,135	0	4,217	349.00																																																									
2022	2022-300001170	4N RANCH LLC	102	35,135	0	4,217	347.00																																																									
2021	2021-300001170	4N RANCH LLC	102	35,135	0	4,217	348.00																																																									
2020	2020-300001170	4N RANCH LLC	102	35,135	0	4,217	347.00																																																									
2019	2019-0001170	4N RANCH LLC	102	35,135		4,217	350.00																																																									
2018	2018-0001170	4N RANCH LLC	102	35,135		4,217	350.00																																																									
2017	2017-0001170	4N RANCH LLC	102	35,135		4,217	351.00																																																									
2016	2016-0001170	4N RANCH LLC	102	35,135		4,217	359.00																																																									
2015	2015-0001170	4N RANCH LLC	102	35,135		4,217	335.00																																																									
2014	2014-0001170	4N RANCH LLC	102	35,135		4,217	338.00																																																									
2013	2013-0001170	NIGHSWONGER, HOWARD G. ETUX	102	35,135		4,217	336.00																																																									



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x26x10		Formed Metal	1,300
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	
Base Cost (25.78 x 1,300)		33,514		33,514	21,784	11,730
	HAYS	Hay Shed Open Sides	60x30x10		Formed Metal	1,800
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (6.89 x 1,800)		12,402		12,402	9,922	2,480



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Agland Inventory

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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	LPI		66.000	255	255	16,797	16,797
CA	CAREY SILT 1-3%	NP	50	LPI		5.000	160	160	800	800
QA	QUINLAN LOAM	NP	11	LPI		9.000	35	35	317	317
QC	QUINLAN-WDWARD 5-12%	CR	14	LPI		6.000	71	71	428	428
QC	QUINLAN-WDWARD 5-12%	NP	14	LPI		6.000	45	45	269	269
SA	ST.PAUL 0-1%	CR	60	LPI		10.000	305	305	3,054	3,054
SA	ST.PAUL 0-1%	NP	60	LPI		5.000	192	192	960	960
WB	WOODWARD 3-8%	CR	33	LPI		35.000	168	168	5,879	5,879
WB	WOODWARD 3-8%	NP	33	LPI		18.000	106	106	1,901	1,901
NP Totals						160.000			30,405	30,405
Total Agland						160.000			30,405	30,405