



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:07:46
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Assessment Data					Primary Image														
Account 300001191 Parcel ID 0000-04-26N-22W-4-002-00 Cadastral ID 0000-26N-22W-04-4-002-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 16707 COWGER, LORETTA A. REVOCABLE TRUST UAD 3500 E WATERLOO ROAD EDMOND OK 73034-0000 Parcel Location Situs 426N22W41 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 4 / 26 / 22 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File														
Legal Description Lat/Long: 36.80413029 -99.49128601					Building Permits														
SEC.4-26-22 S2SE4; BOOK 767 PAGE 187					<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										
					767/187	HINTHER, HARVEY J. (TRUST B)	03/07/2022	0	04										
					/	HINTHER, HARVEY J. (TRUST B)													
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	5,071	5,071	12%	609	Assessed	609	47.95										
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	5,071	5,071		609	Total Taxable	609	48.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300001191	COWGER, LORETTA A.			102	5,071	0	609	48.00										
2024	2024-300001191	COWGER, LORETTA A.			102	5,071	0	609	50.00										
2023	2023-300001191	COWGER, LORETTA A.			102	5,021	0	603	50.00										
2022	2022-300001191	COWGER, LORETTA A.			102	5,021	0	603	50.00										
2021	2021-300001191	HINTHER, HARVEY J. (TRUST B)			102	5,021	0	603	50.00										
2020	2020-300001191	HINTHER, HARVEY J. (TRUST B)			102	5,021	0	603	50.00										
2019	2019-0001191	HINTHER, HARVEY J. (TRUST B)			102	5,021		603	50.00										
2018	2018-0001191	HINTHER, HARVEY J. (TRUST B)			102	5,021		603	50.00										
2017	2017-0001191	HINTHER, HARVEY J. (TRUST B)			102	5,021		603	50.00										
2016	2016-0001191	HINTHER, HARVEY J. (TRUST B)			102	5,021		603	51.00										
2015	2015-0001191	HINTHER, HARVEY J. (TRUST B)			102	5,021		603	48.00										
2014	2014-0001191	HINTHER, HARVEY J. (TRUST B)			102	5,021		603	48.00										
2013	2013-0001191	HINTHER, HARVEY J. (TRUST B)			102	5,021		603	48.00										



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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				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 5,071 Site Improvements Total Value 5,071 0.00 Total Value Per SqFt				
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 /								
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

300001191

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			32.919	35	35	1,159	1,159
QC	QUINLAN-WDWARD 5-12%	NP	14			11.631	45	45	521	521
WB	WOODWARD 3-8%	NP	33			24.440	106	106	2,581	2,581
WD	WOODWARD-QUINLAN3-8%	NP	23			11.010	74	74	810	810
NP Totals						80.000			5,071	5,071
Total Agland						80.000			5,071	5,071