



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:07:57  
 Page 1

Assessment Data					Primary Image				
<b>Account</b> 300001204 <b>Parcel ID</b> 0000-09-26N-22W-1-001-00 <b>Cadastral ID</b> 0000-26N-22W-09-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 16707 COWGER, LORETTA A. REVOCABLE TRUST UAD  3500 E WATERLOO ROAD EDMOND OK 73034-0000  <b>Parcel Location</b> <b>Situs</b> 926N22W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 9 / 26 / 22 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					No Image On File				
<b>Legal Description</b> Lat/Long: 36.80415526 -99.49200937					<b>Building Permits</b>				
SEC. 9-26-22 NE4					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					767/187	HINTHER, HARVEY J. (TRUST B)	03/07/2022		0 04
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>
<b>Remove Cap</b>		<b>Land Value</b>	8,904	8,904	12%	1,068	<b>Assessed</b>	1,068	84.09
<b>Year Frozen</b>		<b>Improvements</b>	0	0		0	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	8,904	8,904		1,068	<b>Total Taxable</b>	1,068	84.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-300001204	COWGER, LORETTA A.			102	8,904	0	1,068	84.00
2024	2024-300001204	COWGER, LORETTA A.			102	8,904	0	1,068	87.00
2023	2023-300001204	COWGER, LORETTA A.			102	8,714	0	1,046	87.00
2022	2022-300001204	COWGER, LORETTA A.			102	8,714	0	1,046	86.00
2021	2021-300001204	HINTHER, HARVEY J. (TRUST B)			102	8,714	0	1,046	86.00
2020	2020-300001204	HINTHER, HARVEY J. (TRUST B)			102	8,714	0	1,046	86.00
2019	2019-0001204	HINTHER, HARVEY J. (TRUST B)			102	8,714		1,046	87.00
2018	2018-0001204	HINTHER, HARVEY J. (TRUST B)			102	8,714		1,046	87.00
2017	2017-0001204	HINTHER, HARVEY J. (TRUST B)			102	8,714		1,046	87.00
2016	2016-0001204	HINTHER, HARVEY J. (TRUST B)			102	8,714		1,046	89.00
2015	2015-0001204	HINTHER, HARVEY J. (TRUST B)			102	8,714		1,046	83.00
2014	2014-0001204	HINTHER, HARVEY J. (TRUST B)			102	8,714		1,046	84.00
2013	2013-0001204	HINTHER, HARVEY J. (TRUST B)			102	8,714		1,046	83.00



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 Time 06:07:57  
 Page 2

<b>Lot Data</b>		-		<b>Primary Image</b>							
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>							
<b>Residential Data</b>											
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 /											
								<b>GRM Approach</b>			
								GRM Code Gross Rent Indicated Value			
								<b>Multiple Regression</b>			
								MRA Code Adjusted R Indicated Value			
								<b>Direct Comparables</b>			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
<b>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00  Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value +  Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 8,904 Site Improvements Total Value 8,904 0.00 Total Value Per SqFt									
<b>Miscellaneous Improvements</b>											
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>			



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Date 02/06/2026  
Time 06:07:58  
Page 3

### Agland Inventory

300001204

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			27.665	35	35	974	974
QC	QUINLAN-WDWARD 5-12%	NP	14			57.537	45	45	2,578	2,578
RD	ROUGH BROKEN LAND	NP	10			27.017	32	32	865	865
WB	WOODWARD 3-8%	NP	33			30.312	106	106	3,201	3,201
WD	WOODWARD-QUINLAN3-8%	NP	23			17.469	74	74	1,286	1,286
<b>NP Totals</b>						160.000			8,904	8,904
<b>Total Agland</b>						160.000			8,904	8,904