



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	300001381				No Image On File				
Parcel ID	0000-17-26N-23W-4-001-00								
Cadastral ID	0000-26N-23W-17-4-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	102 - 4R-BUFFALO								
Name ID	25405								
NIELSEN FAMILY LLC									
2374 N 178 RD LAVERNE OK 73848-									
Parcel Location									
Situs	E 20 RD								
Subdivision									
Lot/Block	/	Parcel Size	60 - Acres						
Sec/Twn/Rng	17 / 26 / 23 / 4								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.76505445 -99.73260009									
SEC 17-26-23 E2E2W2SE4;E2W2E2W2SE4; W2W2E2SE4;W2E2W2E2SE4 BOOK 777 PAGE 679					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					777/679	NIELSEN, GARY LEE	09/19/2023	0	04
					739/680	RECORD, JANE E., ETAL	07/17/2018	47,500	04
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	5,327	5,327	12%	639	Assessed	639	50.31
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	5,327	5,327		639	Total Taxable	639	50.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300001381	NIELSEN FAMILY LLC	102	5,327	0	639	50.00		
2024	2024-300001381	NIELSEN FAMILY LLC	102	5,327	0	639	52.00		
2023	2023-300001381	NIELSEN FAMILY LLC	102	5,327	0	639	53.00		
2022	2022-300001381	NIELSEN, ANGELA JO AND	102	8,510	0	1,021	84.00		
2021	2021-300001381	NIELSEN, ANGELA JO AND	102	8,510	0	1,021	84.00		
2020	2020-300001381	NIELSEN, ANGELA JO AND	102	8,510	0	1,021	84.00		
2019	2019-0001381	NIELSEN, ANGELA JO AND	102	8,510		1,021	85.00		
2018	2018-0001381	NIELSEN, ANGELA JO AND	102	8,510		1,021	85.00		
2017	2017-0001381	RECORD, JANE E., ETAL	102	8,510		1,021	85.00		
2016	2016-0001381	RECORD, JANE E., ETAL	102	8,510		1,021	87.00		
2015	2015-0001381	RECORD, JANE E., ETAL	102	8,510		1,021	81.00		
2014	2014-0001381	RECORD, JANE E., ETAL	102	8,510		1,021	82.00		
2013	2013-0001381	RECORD, JANE E., ETAL	102	8,510		1,021	81.00		



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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								
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 /				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 :		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach				
Roofing Adj +	0.00	Garage Cost	+ 0	Improvements				
Subfloor Adj +	0.00	Total RCN	= 0	Lot Value				
Heat/Cool Adj +	0.00	Depreciation (0%)	- 0	Indicated Value 0.00 Per SqFt				
Plumbing Adj +	0.00	Lump Sums	+ 0	Aglard Value 5,327				
Basement Adj +	0.00	RCNLD	= 0	Site Improvements				
Adj Base Cost =	0.00	Lot Value	+ 0	Total Value 5,327 0.00 Total Value Per SqFt				
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

300001381

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			11.333	255	255	2,884	2,884
QA	QUINLAN LOAM	CR	11			7.129	56	56	399	399
QA	QUINLAN LOAM	NP	11			24.331	35	35	856	856
QC	QUINLAN-WDWARD 5-12%	NP	14			10.718	45	45	480	480
W	WATER	CR	0			.037	0	0	0	0
W	WATER	NP	0			1.617	0	0	0	0
WB	WOODWARD 3-8%	CR	33			3.166	168	168	532	532
WB	WOODWARD 3-8%	NP	33			1.670	106	106	176	176
NP Totals						60.000			5,327	5,327
Total Agland						60.000			5,327	5,327