



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 300002432 Parcel ID 0000-02-27N-23W-1-002-00 Cadastral ID 0000-27N-23W-02-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13403 NELSON, CHRISTIE LEA (LIFE EST) 261529 E CO. RD 42 RINGWOOD OK 73768-0000 Parcel Location Situs 227N23W12 Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 2 / 27 / 23 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																
Legal Description Lat/Long: 36.85430030 -99.62136566 SEC 2-27-23 SE4SE4NE4 BOOK 722 PAGE 638 REMAINDERMAN: CYNTHIA BENTLEY AND COY CHARLES BERENDS																																																																
Exemptions					Building Permits																																																											
<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						<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																																								
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300002432	NELSON, CHRISTIE LEA (LIFE EST)	102	1,826	0	219	17.00																																																									
2024	2024-300002432	NELSON, CHRISTIE LEA (LIFE EST)	102	3,970	0	477	39.00																																																									
2023	2023-300002432	NELSON, CHRISTIE LEA (LIFE EST)	102	4,269	0	464	38.00																																																									
2022	2022-300002432	NELSON, CHRISTIE LEA (LIFE EST)	102	4,978	0	450	37.00																																																									
2021	2021-300002432	NELSON, CHRISTIE LEA (LIFE EST)	102	3,642	0	437	36.00																																																									
2020	2020-300002432	NELSON, CHRISTIE LEA (LIFE EST)	102	3,642	0	437	36.00																																																									
2019	2019-0002432	NELSON, CHRISTIE LEA (LIFE EST)	102	3,642		437	36.00																																																									
2018	2018-0002432	NELSON, CHRISTIE LEA (LIFE EST)	102	3,642		437	36.00																																																									
2017	2017-0002432	NELSON, CHRISTIE LEA (LIFE EST)	102	3,642		437	36.00																																																									
2016	2016-0002432	SHUMAN, HAROLD J.	102	3,642		437	37.00																																																									
2015	2015-0002432	SHUMAN, HAROLD J.	102	3,642		437	35.00																																																									
2014	2014-0002432	SHUMAN, HAROLD J.	102	3,642		437	35.00																																																									
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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	-	SMALL WHITE SHED	7/16/2024					
Adjustments	-	GRM Approach						
Lot Value	-	GRM Code						
Residential Data		Gross Rent						
Type	-	Indicated Value						
Condition	-	Multiple Regression						
Quality	-	MRA Code						
Architecture	-	Adusted R						
Style	-	Indicated Value						
Exterior Wall	-	Direct Comparables						
Base/Total Area /	-	Selection Model DEFAULT DEFAULT SELECTION MODEL						
Style	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
HVAC	-	Comparables						
Roof Cover	-	Indicated Value						
Area on Slab	-	Value Reconciliation						
Fixture/RghIn /	-	Selected Approach Cost Approach						
Bed/F/H Bath / /	-	Improvements						
Basement Area	-	Lot Value						
Garage Type	-	Indicated Value 0.00 Per SqFt						
Remodel	-	Aglard Value 622						
Year/Eff Age /	-	Site Improvements 1,227						
Cost Approach		Total Value 1,849 0.00 Total Value Per SqFt						
Manual :								
Base Cost 0.00	Total Misc Impr + 0							
Roofing Adj + 0.00	Garage Cost +							
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 =							
Adj Base Cost = 0.00	Lot Value +							
Total Area x	Indicated Value =							
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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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value / OLD TRAILER	10x6x6			60
	Qual 3	Cond 3	Year 1960	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x 60)						
	SHDS	Yard Shed - Wood	22x38x8	Dirt	Composition Shingle	836
	Qual 1	Cond 1	Year 1950	Eff Age	106	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.34 x 836) 6,136 6,136 4,909 1,227						
	BNV	Building No Value / WOOD BARN	24x26x8	Dirt	Composition Roll	624
	Qual 1	Cond 1	Year 1950	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x 624)						



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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
PD	PRATT LOAMY HUMMOCKY	NP	31			.883	99	99	88	88
PE	PRATT LOAMY DUNED	NP	20			5.287	64	64	338	338
QC	QUINLAN-WDWARD 5-12%	NP	14			3.642	45	45	163	163
YA	YAHOLA FINE SANDY	NP	55			.187	176	176	33	33
NP Totals						10.000			622	622
Total Agland						10.000			622	622