



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 300003326 Parcel ID 0000-01-28N-23W-2-001-00 Cadastral ID 0000-28N-23W-01-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13791 BOUZIDEN, STEVEN T. REV TRUST STEVEN T. BOUZIDEN TRUSTEE P.O. BOX 482 ALVA OK 73717-0000 Parcel Location Situs 128N23W21 Subdivision Lot/Block / Parcel Size 320 - Acres Sec/Twn/Rng 1 / 28 / 23 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File														
Legal Description Lat/Long: 36.94749468 -99.58748749					Building Permits														
SEC.1-28-23 LOTS 3-4; S2NW4; SW4 BOOK 711 PAGE 10 STEVEN T. BOUZIDEN REV TRUST #1					<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										
					711/10	RED CLIFF FARMS, INC.	08/28/2015	320,000	MQ										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap	Land Value	15,749	15,749	12%	1,890	Assessed	1,890	148.82											
Year Frozen	Improvements	0	0		0	Penalty	0												
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID	Total Value	15,749	15,749		1,890	Total Taxable	1,890	149.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300003326	BOUZIDEN, STEVEN T. REV TRUST	102	15,749	0	1,890	149.00												
2024	2024-300003326	BOUZIDEN, STEVEN T. REV TRUST	102	15,749	0	1,890	154.00												
2023	2023-300003326	STEVEN T. BOUZIDEN REV TRUST	102	15,749	0	1,890	156.00												
2022	2022-300003326	BOUZIDEN, STEVEN T. (TRUST)	102	17,879	0	2,145	176.00												
2021	2021-300003326	BOUZIDEN, STEVEN T. (TRUST)	102	17,879	0	2,145	177.00												
2020	2020-300003326	BOUZIDEN, STEVEN T. (TRUST)	102	17,879	0	2,145	177.00												
2019	2019-0003326	BOUZIDEN, STEVEN T. (TRUST)	102	17,879		2,145	178.00												
2018	2018-0003326	BOUZIDEN, STEVEN T. (TRUST)	102	17,879		2,145	178.00												
2017	2017-0003326	BOUZIDEN, STEVEN T. (TRUST)	102	17,879		2,145	178.00												
2016	2016-0003326	BOUZIDEN, STEVEN T. (TRUST)	102	17,879		2,145	183.00												
2015	2015-0003326	BOUZIDEN, STEVEN T. (TRUST)	102	17,879		2,145	170.00												
2014	2014-0003326	RED CLIFF FARMS, INC.	102	17,879		2,145	172.00												
2013	2013-0003326	RED CLIFF FARMS, INC.	102	17,879		2,145	171.00												



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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	+		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 15,749			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 15,749 0.00 Total Value Per SqFt			
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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Agland Inventory

300003326

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CB	CAREY SILT 3-5%	NP	41			.235	131	131	31	31
QA	QUINLAN LOAM	NP	11			212.066	35	35	7,465	7,465
QC	QUINLAN-WDWARD 5-12%	NP	14			44.856	45	45	2,010	2,010
WB	WOODWARD 3-8%	NP	33			50.558	106	106	5,339	5,339
WD	WOODWARD-QUINLAN3-8%	NP	23			12.286	74	74	904	904
NP Totals						320.000			15,749	15,749
Total Agland						320.000			15,749	15,749