



# 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	300004157				No Image On File									
Parcel ID	0000-36-29N-23W-1-001-00													
Cadastral ID	0000-29N-23W-36-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	14139													
BOUZIDEN, DONNA & CHRIS BOUZIDEN														
40417 US HWY 64 ALVA OK 73717-0000														
<b>Parcel Location</b>														
Situs	3629N23W11													
Subdivision														
Lot/Block	/	Parcel Size	634 - Acres											
Sec/Twn/Rng	36 / 29 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.93358348 -99.57037868														
SEC 36-29-23 ALL OF SECTION BOOK 754 PAGE 742 UND 1/2 INT EACH BOOK 711 PAGE 31														
<b>Building Permits</b>														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
711/31	RED CLIFF FARMS, INC.	08/28/2015	640,000	Q										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	51,081	51,081	12%	6,130	Assessed	6,130 482.68						
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	51,081	51,081		6,130	Total Taxable	6,130 483.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004157	BOUZIDEN, DONNA &	102	51,081	0	6,130	483.00							
2024	2024-300004157	BOUZIDEN, DONNA &	102	51,081	0	6,130	499.00							
2023	2023-300004157	BOUZIDEN, DONNA &	102	51,081	0	6,130	507.00							
2022	2022-300004157	BOUZIDEN, DONNA &	102	49,770	0	5,972	491.00							
2021	2021-300004157	BOUZIDEN, DONNA &	102	49,770	0	5,972	493.00							
2020	2020-300004157	BOUZIDEN, DONNA &	102	49,770	0	5,972	491.00							
2019	2019-0004157	BOUZIDEN, COLBY C.	102	49,770		5,972	495.00							
2018	2018-0004157	BOUZIDEN, COLBY C.	102	49,770		5,972	495.00							
2017	2017-0004157	BOUZIDEN, COLBY C.	102	49,770		5,972	497.00							
2016	2016-0004157	BOUZIDEN, COLBY C.	102	49,770		5,972	508.00							
2015	2015-0004157	BOUZIDEN, COLBY C.	102	49,770		5,972	474.00							
2014	2014-0004157	RED CLIFF FARMS, INC.	102	49,770		5,972	479.00							
2013	2013-0004157	RED CLIFF FARMS, INC.	102	49,770		5,972	476.00							



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<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	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 51,081 Site Improvements Total Value 51,081 0.00 Total Value Per SqFt							
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								
<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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### Agland Inventory

300004157

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			21.160	160	160	3,386	3,386
CA	CAREY SILT 1-3%	CR	50			36.470	255	255	9,282	9,282
CB	CAREY SILT 3-5%	NP	41			35.372	131	131	4,641	4,641
LD	LOAMY ALLUVIAL LAND	NP	33			1.684	106	106	178	178
QA	QUINLAN LOAM	CR	11			37.986	56	56	2,127	2,127
QA	QUINLAN LOAM	NP	11			297.555	35	35	10,474	10,474
QC	QUINLAN-WDWARD 5-12%	NP	14			25.360	45	45	1,136	1,136
QC	QUINLAN-WDWARD 5-12%	CR	14			1.724	71	71	123	123
SB	ST.PAUL 1-3%	CR	52			11.230	265	265	2,972	2,972
WB	WOODWARD 3-8%	NP	33			38.809	106	106	4,098	4,098
WB	WOODWARD 3-8%	CR	33			22.995	168	168	3,863	3,863
WD	WOODWARD-QUINLAN3-8%	CR	23			26.946	117	117	3,155	3,155
WD	WOODWARD-QUINLAN3-8%	NP	23			76.710	74	74	5,646	5,646
<b>NP Totals</b>						634.000			51,081	51,081
<b>Total Agland</b>						634.000			51,081	51,081