



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:32:04
 Page 1

Assessment Data					Primary Image									
Account	300010610				No Image On File									
Parcel ID	0000-12-25N-24W-3-001-00													
Cadastral ID	0000-25N-24W-12-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	12564													
NIXON, BRAYDEN R.														
P O BOX 94 MAY OK 73851-0000														
Parcel Location														
Situs	1225N24W31													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	12 / 25 / 24 / 3													
Neighborhood	1000 - COUNTY													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
Legal Description Lat/Long: 36.73081846 -99.78975800														
Building Permits														
SEC 12-25-24 S2 BOOK 727 PAGE 160														
<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					
					727/160	MCCLUNG, ROBERT	06/23/2017	174,747	04					
					706/286	MCCLUNG, NATALIE MONIQUE	02/26/2015	256,000	04					
					669/421	MCCLUNG, DEBIE	06/16/2011	300,000	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax						
Remove Cap		Land Value	21,057	21,057	12%	2,527	Assessed	2,527	168.88					
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	21,057	21,057		2,527	Total Taxable	2,527	169.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300010610	NIXON, BRAYDEN R.	104	21,057	0	2,527	169.00							
2024	2024-300010610	NIXON, BRAYDEN R.	104	21,057	0	2,527	169.00							
2023	2023-300010610	NIXON, BRAYDEN R.	104	21,057	0	2,527	169.00							
2022	2022-300010610	NIXON, BRAYDEN R.	104	20,838	0	2,501	167.00							
2021	2021-300010610	NIXON, BRAYDEN R.	104	20,838	0	2,501	167.00							
2020	2020-300010610	NIXON, BRAYDEN R.	104	20,838	0	2,501	199.00							
2019	2019-0010610	NIXON, BRAYDEN R.	104	20,838		2,501	201.00							
2018	2018-0010610	NIXON, BRAYDEN R.	104	20,838		2,501	199.00							
2017	2017-0010610	NIXON, BRAYDEN R.	104	20,838		2,501	201.00							
2016	2016-0010610	MCCLUNG, ROBERT	104	20,838		2,501	201.00							
2015	2015-0010610	MCCLUNG, ROBERT	104	20,838		2,501	197.00							
2014	2014-0010610	MCCLUNG, NATALIE MONIQUE	104	20,838		2,501	195.00							
2013	2013-0010610	MCCLUNG, NATALIE MONIQUE	104	20,838		2,501	193.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:32:04
 Page 2

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				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 21,057 Site Improvements Total Value 21,057 0.00 Total Value Per SqFt				
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 /								
Cost Approach		Manual :						
Base Cost	0.00	Total Misc Impr	+ 0					
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					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:32:04
Page 3

Agland Inventory

300010610

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MF	MANSKER-POTTER3-5%	NP	25			.578	80	80	46	46
PB	PRATT HUMMOCKY	NP	40			15.250	128	128	1,952	1,952
PC	PRATT LOAMY BILLOWY	NP	37			15.059	118	118	1,783	1,783
PD	PRATT LOAMY HUMMOCKY	NP	31			27.770	99	99	2,755	2,755
PE	PRATT LOAMY DUNED	NP	20			162.944	64	64	10,428	10,428
TD	TIVOLI FINE SAND	NP	13			98.398	42	42	4,093	4,093
NP Totals						320.000			21,057	21,057
Total Agland						320.000			21,057	21,057