



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:33:17  
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Assessment Data					Primary Image									
Account	300010936				No Image On File									
Parcel ID	0000-10-26N-20W-1-003-00													
Cadastral ID	0000-26N-20W-10-1-003-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	105 - J-6-FREEDOM													
Name ID	16518													
NIGHSWONGER, HOWARD & APRIL NIGHSWONGER														
24494 PAYNE RD ALVA OK 73717-0000														
<b>Parcel Location</b>														
Situs	1026N20W13													
Subdivision														
Lot/Block	/	Parcel Size	120 - Acres											
Sec/Twn/Rng	10 / 26 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	J-6-WOOD - J-6 FREEDOM (Woods)													
<b>Legal Description</b> Lat/Long: 36.62546245 -99.84192902														
<b>Building Permits</b>														
SEC 10-26-20 SWNE4; N2SE4 BOOK 702 PAGE 615														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					702/615	DIEL, WILMER	10/14/2014	83,000	Q					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	71.940	Current Tax						
Remove Cap		Land Value	7,624	7,624	12%	915	Assessed	915	65.83					
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	7,624	7,624		915	Total Taxable	915	66.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300010936	NIGHSWONGER, HOWARD &	105	7,624	0	915	66.00							
2024	2024-300010936	NIGHSWONGER, HOWARD &	105	7,624	0	915	66.00							
2023	2023-300010936	NIGHSWONGER, HOWARD &	105	8,534	0	1,024	74.00							
2022	2022-300010936	NIGHSWONGER, HOWARD &	105	8,534	0	1,024	74.00							
2021	2021-300010936	NIGHSWONGER, HOWARD &	105	8,534	0	1,024	74.00							
2020	2020-300010936	NIGHSWONGER, HOWARD &	105	8,534	0	1,024	74.00							
2019	2019-0010936	NIGHSWONGER, HOWARD &	105	8,534		1,024	74.00							
2018	2018-0010936	NIGHSWONGER, HOWARD &	105	8,534		1,024	74.00							
2017	2017-0010936	NIGHSWONGER, HOWARD &	105	8,534		1,024	74.00							
2016	2016-0010936	NIGHSWONGER, HOWARD &	105	8,534		1,024	74.00							
2015	2015-0010936	NIGHSWONGER, HOWARD &	105	8,534		1,024	74.00							



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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				<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>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 7,624 Site Improvements Total Value 7,624 0.00 Total Value Per SqFt				
<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>Cost Approach</b>		<b>Manual :</b>						
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					
<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

300010936

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			13.654	160	160	2,185	2,185
CC	COTTONWOOD	NP	5			5.136	16	16	82	82
QA	QUINLAN LOAM	NP	11			61.630	35	35	2,169	2,169
QC	QUINLAN-WDWARD 5-12%	NP	14			9.394	45	45	421	421
WB	WOODWARD 3-8%	NP	33			17.035	106	106	1,799	1,799
WD	WOODWARD-QUINLAN3-8%	NP	23			13.152	74	74	968	968
<b>NP Totals</b>						120.000			7,624	7,624
<b>Total Agland</b>						120.000			7,624	7,624