



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:35:57
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Assessment Data				Primary Image						
Account	300011830			No Image On File						
Parcel ID	0000-14-26N-20W-1-006-00									
Cadastral ID	0000-26N-20W-14-1-001-00									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	1							
Tax Area	105 - J-6-FREEDOM									
Name ID	25347									
NIXON, KARI LEA										
P.O. BOX 114 FREEDOM OK 73842-										
Parcel Location										
Situs	14-26N-20W									
Subdivision										
Lot/Block	/	Parcel Size	10 - Acres							
Sec/Twn/Rng	14 / 26 / 20 / 1									
Neighborhood	1000 - COUNTY									
School District	J-6-WOOD - J-6 FREEDOM (Woods)									
Legal Description Lat/Long: 36.73557695 -99.64071032				Building Permits						
14-26N-20W TRACT 10 ACRE IN SE/4SE/4 BOOK 776 PAGE 383				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					776/383	CAVETT, DONALD DEAN (TRUST)	06/22/2023	363,000	18	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	71.940	Current Tax	
Remove Cap	2024	Land Value	1,087	1,087	12%	130	Assessed	130	9.35	
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	1,087	1,087		130	Total Taxable	130	9.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300011830	NIXON, KARI LEA			105	1,087	0	130	9.00	
2024	2024-300011830	NIXON, KARI LEA			105	1,087	0	130	9.00	
2023	2023-300011830	NIXON, KARI LEA			105	1,087	0	130	9.00	



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Lot Data		-		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres 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			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Agland Value 1,087			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 1,087 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

300011830

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			.349	160	160	56	56
CA	CAREY SILT 1-3%	CR	50			.996	255	255	254	254
QC	QUINLAN-WDWARD 5-12%	NP	14			1.705	45	45	76	76
QC	QUINLAN-WDWARD 5-12%	CR	14			1.394	71	71	99	99
WB	WOODWARD 3-8%	CR	33			1.380	168	168	232	232
WB	WOODWARD 3-8%	NP	33			.618	106	106	65	65
WD	WOODWARD-QUINLAN3-8%	NP	23			2.561	74	74	188	188
WD	WOODWARD-QUINLAN3-8%	CR	23			.997	117	117	117	117
CR Totals						10.000			1,087	1,087
Total Agland						10.000			1,087	1,087