



# 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	300000103				No Image On File									
Parcel ID	0000-28-25N-20W-2-001-00													
Cadastral ID	0000-25N-20W-28-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	103 - J-1-WOODWARD													
Name ID	12380													
THORN, DONALD REVOCABLE TRUST														
MELODY A. THORN REVOCABLE TRUST														
205155 E CO RD 42 WOODWARD OK 73801-0000														
<b>Parcel Location</b>														
Situs	2825N20W21													
Subdivision														
Lot/Block	/	Parcel Size	125 - Acres											
Sec/Twn/Rng	28 / 25 / 20 / 2													
Neighborhood	1000 - COUNTY													
School District	J-1-WWD - J-1-WOODWARD (Woodward)													
<b>Legal Description</b> Lat/Long: 36.66852101 -99.33330928														
<b>Building Permits</b>														
SEC 28-25-20 TR IN W2 BOOK 707 PAGE 798 UND 1/2 INT EA:														
<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					
					707/798	RITTENHOUSE, RICKEY J. (T	04/27/2015	87,433	21					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	84.820	Current Tax						
Remove Cap		Land Value	4,405	4,405	12%	529	Assessed	529	44.87					
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	4,405	4,405	529	Total Taxable	529	45.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000103	THORN, DONALD REVOCABLE TRUST	103	4,405	0	529	45.00							
2024	2024-300000103	THORN, DONALD REVOCABLE TRUST	103	4,405	0	529	44.00							
2023	2023-300000103	THORN, DONALD REVOCABLE TRUST	103	4,288	0	515	44.00							
2022	2022-300000103	THORN, DONALD K. (TRUST) &	103	4,288	0	515	45.00							
2021	2021-300000103	THORN, DONALD K. (TRUST) &	103	4,288	0	515	44.00							
2020	2020-300000103	THORN, DONALD K. (TRUST) &	103	4,288	0	515	44.00							
2019	2019-0000103	THORN, DONALD K. (TRUST) &	103	4,288		515	43.00							
2018	2018-0000103	THORN, DONALD K. (TRUST) &	103	4,288		515	44.00							
2017	2017-0000103	THORN, DONALD K. (TRUST) &	103	4,288		515	43.00							
2016	2016-0000103	THORN, DONALD K. (TRUST) &	103	4,288		515	44.00							
2015	2015-0000103	THORN, DONALD K. (TRUST) &	103	4,288		515	43.00							
2014	2014-0000103	RITTENHOUSE, RICKEY J. (TRUST)	103	4,288		515	44.00							
2013	2013-0000103	RITTENHOUSE, RICKEY J. (TRUST)	103	4,288		515	42.00							



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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 4,405 Site Improvements Total Value 4,405 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

300000103

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MG	MANSKER-POTTER 5-20%	NP	15			22.127	48	48	1,062	1,062
QA	QUINLAN LOAM	NP	11			15.699	35	35	553	553
RD	ROUGH BROKEN LAND	NP	10			87.174	32	32	2,790	2,790
<b>NP Totals</b>						125.000			4,405	4,405
<b>Total Agland</b>						125.000			4,405	4,405