



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:53:03
 Page 1

Assessment Data					Primary Image				
Account	300000106				No Image On File				
Parcel ID	0000-28-25N-20W-2-004-00								
Cadastral ID	0000-25N-20W-28-2-004-00								
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									
Parcel Location									
Situs	2825N20W24								
Subdivision									
Lot/Block	/	Parcel Size	36 - Acres						
Sec/Twn/Rng	28 / 25 / 20 / 2								
Neighborhood	1000 - COUNTY								
School District	J-1-WWD - J-1-WOODWARD (Woodward)								
Legal Description Lat/Long: 36.70672211 -99.43087499									
SEC 28-25-20 TRACT IN W2W2 BOOK 707 PAGE 798 UND 1/2 INT EA:					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					707/798	RITTENHOUSE, RICKEY J. (T	04/27/2015	24,780	21
					/	THORN, DONALD K. (TRUST) &			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	84.820	Current Tax	
Remove Cap		Land Value	1,276	1,276	12%	153	Assessed	153	12.98
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	1,276	1,276		153	Total Taxable	153	13.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300000106	THORN, DONALD REVOCABLE TRUST			103	1,276	0	153	13.00
2024	2024-300000106	THORN, DONALD REVOCABLE TRUST			103	1,276	0	153	13.00
2023	2023-300000106	THORN, DONALD REVOCABLE TRUST			103	1,267	0	152	13.00
2022	2022-300000106	THORN, DONALD K. (TRUST) &			103	1,267	0	152	13.00
2021	2021-300000106	THORN, DONALD K. (TRUST) &			103	1,267	0	152	13.00
2020	2020-300000106	THORN, DONALD K. (TRUST) &			103	1,267	0	152	13.00
2019	2019-0000106	THORN, DONALD K. (TRUST) &			103	1,267		152	13.00
2018	2018-0000106	THORN, DONALD K. (TRUST) &			103	1,267		152	13.00
2017	2017-0000106	THORN, DONALD K. (TRUST) &			103	1,267		152	13.00
2016	2016-0000106	THORN, DONALD K. (TRUST) &			103	1,267		152	13.00
2015	2015-0000106	THORN, DONALD K. (TRUST) &			103	1,267		152	13.00
2014	2014-0000106	RITTENHOUSE, RICKEY J. (TRUST)			103	1,267		152	13.00
2013	2013-0000106	RITTENHOUSE, RICKEY J. (TRUST)			103	1,267		152	12.00



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 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								
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 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 1,276			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 1,276 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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Time 05:53:03
Page 3

Agland Inventory

300000106

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			1.083	48	48	52	52
QA	QUINLAN LOAM	NP	11			33.308	35	35	1,172	1,172
RD	ROUGH BROKEN LAND	NP	10			1.609	32	32	52	52
NP Totals						36.000			1,276	1,276
Total Agland						36.000			1,276	1,276