



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 05:53:09  
 Page 1

Assessment Data					Primary Image				
Account	300000113								
Parcel ID	0000-29-25N-20W-4-001-00								
Cadastral ID	0000-25N-20W-29-4-001-00								
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									
Parcel Location									
Situs	2925N20W41								
Subdivision									
Lot/Block	/	Parcel Size	186.96 - Acres						
Sec/Twn/Rng	29 / 25 / 20 / 4								
Neighborhood	1000 - COUNTY								
School District	J-1-WWD - J-1-WOODWARD (Woodward)								
Legal Description									
Lat/Long: 36.67054447 -99.37206451									
SEC. 29-25-20 SE4 LESS W 227 FT; SE4NE4 BOOK 707 PAGE 798 UND 1/2 INT EA:									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
707/798	RITTENHOUSE, RICKEY J. TR	04/27/2015	130,627	21					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	84.820	Current Tax	
Remove Cap	2020	Land Value	9,128	9,128	12%	1,095	Assessed	11,164	946.93
Year Frozen		Improvements	83,911	83,911		10,069	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	93,039	93,039		11,164	Total Taxable	11,164	947.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300000113	THORN, DONALD REVOCABLE TRUST	103	93,039	0	11,146	945.00		
2024	2024-300000113	THORN, DONALD REVOCABLE TRUST	103	96,901	0	10,822	905.00		
2023	2023-300000113	THORN, DONALD REVOCABLE TRUST	103	87,559	0	10,508	897.00		
2022	2022-300000113	THORN, DONALD K. (TRUST) &	103	87,559	0	10,508	914.00		
2021	2021-300000113	THORN, DONALD K. (TRUST) &	103	87,559	0	10,508	888.00		
2020	2020-300000113	THORN, DONALD K. (TRUST) &	103	87,559	0	10,508	895.00		
2019	2019-0000113	THORN, DONALD K. (TRUST) &	103	33,184		3,982	332.00		
2018	2018-0000113	THORN, DONALD K. (TRUST) &	103	33,499		4,020	341.00		
2017	2017-0000113	THORN, DONALD K. (TRUST) &	103	6,646		798	67.00		
2016	2016-0000113	THORN, DONALD K. (TRUST) &	103	6,646		798	68.00		
2015	2015-0000113	THORN, DONALD K. (TRUST) &	103	6,646		798	67.00		
2014	2014-0000113	RITTENHOUSE, RICKEY J. TRUST	103	6,646		798	68.00		
2013	2013-0000113	RITTENHOUSE, RICKEY J. TRUST	103	6,646		798	65.00		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 05:53:10  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		<p>0000-29-25n-20w-4-001-00</p> <p>11-7-2019</p>

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	4.8 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	450 / 450
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count) 1 Wall Air Conditio
Roof Cover	4 Metal, Preformed
Area on Slab	450
Fixture/RghIn	6 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2014 / 9

f:\pictures\0000-29-25N-20W-4-001-00-001-000-001.jpg	11/7/2019
--	-----------

Cost Approach		Manual :	
Base Cost	124.98	Total Misc Impr	+ 5,606
Roofing Adj	+ 8.30	Garage Cost	+ 0
Subfloor Adj	+ -4.96	Total RCN	= 74,065
Heat/Cool Adj	+ 0.00	Depreciation ( 9%)	- 6,666
Plumbing Adj	+ 23.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 67,399
Adj Base Cost	= 152.13	Lot Value	+ 2,500
Total Area	x 450	Indicated Value	= 69,899
Adjusted Cost	= 68,459	Value Per SqFt	155.33

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	67,399
Lot Value	2,500
Indicated Value	69,899
Agland Value	6,628
Site Improvements	15,522
Total Value	92,049
	204.55 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	17	30x8		240	23.36		5,606



Harper

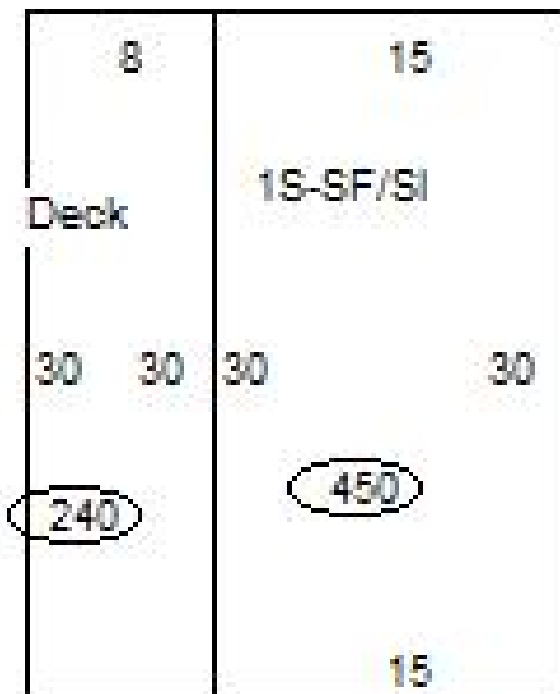
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 05:53:10  
Page 3

Sketch Image

300000113



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	450	1.000	450
2	M	WODO		20	Deck	240	1.000	240
<b>Total Building Area</b>						450		450



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 05:53:10  
Page 4

300000113

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	6x6x0	Plank	Formed Metal	36
<b>Qual</b>	4	<b>Cond</b> 4	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (35.25 x 36)		1,269		1,269	292	977
	BTKO	Boat Dock - Floating Open	29x12x0			348
<b>Qual</b>	1	<b>Cond</b> 1	<b>Year</b> 2018	<b>Eff Age</b> 11		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (13.15 x 348)		4,576		4,576	2,288	2,288
	SHDS	Storage NEW FOR 2018	9x6x0	Plank	Composition Shingle	54
<b>Qual</b>	4	<b>Cond</b> 4	<b>Year</b> 2018	<b>Eff Age</b> 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (33.86 x 54)		1,828		1,828	512	1,316
	SHDS	Yard Shed - Metal (SHIP CONT) (2)	40x16x0		Formed Metal	640
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 9		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (18.45 x 640)		11,808		11,808	4,723	7,085
	SHDS	Shed - Small	28x12x8		Composition Shingle	336
<b>Qual</b>	4	<b>Cond</b> 4	<b>Year</b> 2014	<b>Eff Age</b> 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (19.79 x 336)		6,649		6,649	2,793	3,856



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 05:53:10  
Page 5

### Agland Inventory

300000113

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			5.088	48	48	244	244
QA	QUINLAN LOAM	NP	11			181.372	35	35	6,384	6,384
<b>NP Totals</b>						186.460			6,628	6,628
<b>Total Agland</b>						186.460			6,628	6,628