



# 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	300000131				No Image On File				
Parcel ID	0000-33-25N-20W-2-001-00								
Cadastral ID	0000-25N-20W-33-2-001-00								
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	3325N20W21								
Subdivision									
Lot/Block	/	Parcel Size	75 - Acres						
Sec/Twn/Rng	33 / 25 / 20 / 2								
Neighborhood	1000 - COUNTY								
School District	J-1-WWD - J-1-WOODWARD (Woodward)								
<b>Legal Description</b> Lat/Long: 36.68573531 -99.31938109									
SEC 33-25-20 N2NW LESS 5 AC TRACT BOOK 707 PAGE 798 UND 1/2 INT EA:					<b>Building Permits</b>				
					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	52,393	21
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	84.820	Current Tax	
Remove Cap		Land Value	3,026	3,026	12%	363	Assessed	363	30.79
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	3,026	3,026		363	Total Taxable	363	31.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300000131	THORN, DONALD REVOCABLE TRUST	103	3,026	0	363	31.00		
2024	2024-300000131	THORN, DONALD REVOCABLE TRUST	103	3,026	0	354	30.00		
2023	2023-300000131	THORN, DONALD REVOCABLE TRUST	103	2,867	0	344	29.00		
2022	2022-300000131	THORN, DONALD K. (TRUST) &	103	2,867	0	344	30.00		
2021	2021-300000131	THORN, DONALD K. (TRUST) &	103	2,867	0	344	29.00		
2020	2020-300000131	THORN, DONALD K. (TRUST) &	103	2,867	0	344	29.00		
2019	2019-0000131	THORN, DONALD K. (TRUST) &	103	2,867		344	29.00		
2018	2018-0000131	THORN, DONALD K. (TRUST) &	103	2,867		344	29.00		
2017	2017-0000131	THORN, DONALD K. (TRUST) &	103	2,867		344	29.00		
2016	2016-0000131	THORN, DONALD K. (TRUST) &	103	2,867		344	29.00		
2015	2015-0000131	THORN, DONALD K. (TRUST) &	103	2,867		344	29.00		
2014	2014-0000131	RITTENHOUSE, RICKEY J. (TRUST)	103	2,867		344	29.00		
2013	2013-0000131	RITTENHOUSE, RICKEY J. (TRUST)	103	2,867		344	28.00		



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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 3,026 Site Improvements Total Value 3,026 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

300000131

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			30.203	48	48	1,450	1,450
PD	PRATT LOAMY HUMMOCKY	NP	31			1.934	99	99	192	192
QA	QUINLAN LOAM	NP	11			3.962	35	35	139	139
RD	ROUGH BROKEN LAND	NP	10			38.901	32	32	1,245	1,245
<b>NP Totals</b>						75.000			3,026	3,026
<b>Total Agland</b>						75.000			3,026	3,026