



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:58:16
 Page 1

Assessment Data					Primary Image									
Account	300000455				No Image On File									
Parcel ID	0000-31-25N-23W-2-003-00													
Cadastral ID	0000-25N-23W-31-2-003-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	25300	Fractional Ownership												
SELLS, DOUGLAS AND PAMELA-TRUST ETAL														
9 BINGHAM CIRCLE SHAWNEE OK 74804-														
Parcel Location														
Situs	EW 29 RD													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	31 / 25 / 23 / 2													
Neighborhood	1000 - COUNTY													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
Legal Description Lat/Long: 36.64138827 -99.60812185														
Building Permits														
SEC.31-25-23 LOTS 3-4; E2SW4 *FRACTIONAL INTEREST*														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					775/252	SELLS, DOUGLAS V.	04/19/2023		04					
					/	SELLS, DOUGLAS V.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax						
Remove Cap		Land Value	11,693	11,693	12%	1,403	Assessed	1,403	93.76					
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	11,693	11,693		1,403	Total Taxable	1,403	94.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000455	SELLS, DOUGLAS AND PAMELA-TRUST ETAL	104	11,693	0	1,403	94.00							
2024	2024-300000455	SELLS, DOUGLAS AND PAMELA-TRUST	104	11,693	0	1,403	94.00							
2023	2023-300000455	SELLS, DOUGLAS AND PAMELA-TRUST	104	11,693	0	1,403	94.00							
2022	2022-300000455	SELLS, DOUGLAS V.	104	12,994	0	1,559	104.00							
2021	2021-300000455	SELLS, DOUGLAS V.	104	12,994	0	1,559	104.00							
2020	2020-300000455	SELLS, DOUGLAS V.	104	12,994	0	1,559	124.00							
2019	2019-0000455	SELLS, DOUGLAS V.	104	12,994		1,559	125.00							
2018	2018-0000455	SELLS, DOUGLAS V.	104	12,994		1,559	124.00							
2017	2017-0000455	SELLS, DOUGLAS V.	104	12,994		1,559	125.00							
2016	2016-0000455	SELLS, DOUGLAS V.	104	12,994		1,559	125.00							
2015	2015-0000455	SELLS, DOUGLAS V.	104	12,994		1,559	123.00							
2014	2014-0000455	SELLS, DOUGLAS V.	104	12,994		1,559	121.00							
2013	2013-0000455	SELLS, DOUGLAS V.	104	12,994		1,559	120.00							



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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		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	/ /	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		11,693						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	11,693 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Time 05:58:16
Page 3

Agland Inventory

300000455

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			48.078	255	255	12,236	12,236
CA	CAREY SILT 1-3%	NP	50			12.601	160	160	2,016	2,016
QA	QUINLAN LOAM	CR	11			19.870	56	56	1,113	1,113
QA	QUINLAN LOAM	NP	11			26.840	35	35	945	945
QC	QUINLAN-WDWARD 5-12%	CR	14			.220	71	71	16	16
WA	WOODWARD 1-3%	CR	43			1.053	219	219	230	230
WB	WOODWARD 3-8%	CR	33			25.538	168	168	4,290	4,290
WB	WOODWARD 3-8%	NP	33			24.046	106	106	2,539	2,539
NP Totals						158.246			23,385	23,385
Total Agland						158.246			23,385	23,385