



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:03:46  
Page 1

| Assessment Data   |                         |                                      |                  |                  | Primary Image           |                    |                      |                      |                    |
|---|-------------------------|--------------------------------------|------------------|------------------|-------------------------|--------------------|----------------------|----------------------|--------------------|
| <b>Account</b> 300000841<br><b>Parcel ID</b> 0000-35-25N-25W-4-001-00<br><b>Cadastral ID</b> 0000-25N-25W-35-4-001-00<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RA VI Area 4<br><b>Tax Area</b> 101 - 1R-LAVERNE<br><b>Name ID</b> 25300 Fractional Ownership<br>SELLS, DOUGLAS AND PAMELA-TRUST ETAL<br><br>9 BINGHAM CIRCLE<br>SHAWNEE OK 74804-<br><br><b>Parcel Location</b><br><b>Situs</b> E 29 RD<br><b>Subdivision</b><br><b>Lot/Block</b> / <b>Parcel Size</b> 120 - Acres<br><b>Sec/Twn/Rng</b> 35 / 25 / 25 / 4<br><b>Neighborhood</b> 1000 - COUNTY<br><b>School District</b> 1-LAVERNE - 1-LAVERNE |                         |                                      |                  |                  | No Image On File        |                    |                      |                      |                    |
| <b>Legal Description</b> Lat/Long: 36.64482916 -99.97144633   |                         |                                      |                  |                  | <b>Building Permits</b> |                    |                      |                      |                    |
| SEC.35-25-25 N2SE4; SE4SE4 *FRACTIONAL INTEREST*  |                         |                                      |                  |                  | <b>Number</b>           | <b>Description</b> | <b>Opened</b>        | <b>Closed</b>        | <b>Amount</b>      |
|   |                         |                                      |                  |                  |                         |                    |                      |                      |                    |
| <b>Exemptions</b>   |                         |                                      |                  |                  | <b>Sale History</b>     |                    |                      |                      |                    |
| <b>Code</b>   | <b>Type</b>             | <b>Active</b>                        | <b>Maximum</b>   | <b>Exemption</b> | <b>Bk/Pg</b>            | <b>Grantor</b>     | <b>Date</b>          | <b>Price</b>         | <b>Code</b>        |
|   |                         |                                      |                  |                  | 775/250                 | SELLS, DOUGLAS V.  | 04/19/2023           |                      | 04                 |
|   |                         |                                      |                  |                  | /                       | SELLS, DOUGLAS V.  |                      |                      |                    |
| <b>Parcel Valuation</b>   |                         |                                      |                  |                  |                         |                    |                      |                      |                    |
| <b>Source</b>   | <b>REAL</b>             |                                      | <b>Fair Cash</b> | <b>Capped</b>    | <b>Asmnt Level</b>      | <b>Assessed</b>    | <b>Levy Rate</b>     | 67.190               | <b>Current Tax</b> |
| <b>Remove Cap</b>   |                         | <b>Land Value</b>                    | 7,580            | 7,580            | 12%                     | 910                | <b>Assessed</b>      | 910                  | 61.14              |
| <b>Year Frozen</b>  |                         | <b>Improvements</b>                  | 0                | 0                |                         | 0                  | <b>Penalty</b>       | 0                    |                    |
| <b>Uncapped Value</b>   | 0                       | <b>Mobile Home</b>                   | 0                | 0                |                         | 0                  | <b>Exemption</b>     | 0                    | 0.00               |
| <b>TIF Project ID</b>   | 0                       | <b>Total Value</b>                   | 7,580            | 7,580            |                         | 910                | <b>Total Taxable</b> | 910                  | 61.00              |
| <b>Assessment History</b>   |                         |                                      |                  |                  |                         |                    |                      |                      |                    |
| <b>Tax Year</b>   | <b>Statement Number</b> | <b>Billed Owner</b>                  |                  |                  | <b>Tax Area</b>         | <b>Total Value</b> | <b>Exemptions</b>    | <b>Taxable Value</b> | <b>Billed Tax</b>  |
| 2025  | 2025-300000841          | SELLS, DOUGLAS AND PAMELA-TRUST ETAL |                  |                  | 101                     | 7,580              | 0                    | 910                  | 61.00              |
| 2024  | 2024-300000841          | SELLS, DOUGLAS AND PAMELA-TRUST      |                  |                  | 101                     | 7,580              | 0                    | 910                  | 61.00              |
| 2023  | 2023-300000841          | SELLS, DOUGLAS AND PAMELA-TRUST      |                  |                  | 101                     | 7,580              | 0                    | 910                  | 61.00              |
| 2022  | 2022-300000841          | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              | 0                    | 947                  | 64.00              |
| 2021  | 2021-300000841          | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              | 0                    | 947                  | 65.00              |
| 2020  | 2020-300000841          | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              | 0                    | 947                  | 64.00              |
| 2019  | 2019-0000841            | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              |                      | 947                  | 57.00              |
| 2018  | 2018-0000841            | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              |                      | 947                  | 57.00              |
| 2017  | 2017-0000841            | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              |                      | 947                  | 57.00              |
| 2016  | 2016-0000841            | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              |                      | 947                  | 57.00              |
| 2015  | 2015-0000841            | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              |                      | 947                  | 57.00              |
| 2014  | 2014-0000841            | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              |                      | 947                  | 57.00              |
| 2013  | 2013-0000841            | SELLS, DOUGLAS V.                    |                  |                  | 101                     | 7,895              |                      | 947                  | 57.00              |



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:03:46  
 Page 2

|  |  |  |             |  |              |                  |             |   |  |  |  |
|--|--|--|-------------|--|--------------|------------------|-------------|---|--|--|--|
| <b>Lot Data</b>  |  | -  |             | <b>Primary Image</b>   |              |                  |             |   |  |  |  |
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres 0<br>Topography<br>Street Access<br>Utilities<br>Amenities<br><br>Method<br>Base Lot Value<br>Factor Value<br>Adjustments<br>Lot Value  |  |  |             | <div style="border: 1px solid black; height: 300px; width: 100%;"></div> |              |                  |             |   |  |  |  |
| <b>Residential Data</b>  |  |  |             |  |              |                  |             |   |  |  |  |
| Type<br>Condition -<br>Quality -<br>Architecture<br>Style<br>Exterior Wall<br>Base/Total Area /<br>Style<br>HVAC<br>Roof Cover<br>Area on Slab<br>Fixture/RghIn /<br>Bed/F/H Bath / /<br>Basement Area<br>Garage Type<br>Remodel<br>Year/Eff Age / |  |  |             |  |              |                  |             |   |  |  |  |
|  |  |  |             |  |              |                  |             | <b>GRM Approach</b>   |  |  |  |
|  |  |  |             |  |              |                  |             | GRM Code<br>Gross Rent<br>Indicated Value   |  |  |  |
|  |  |  |             |  |              |                  |             | <b>Multiple Regression</b>  |  |  |  |
|  |  |  |             |  |              |                  |             | MRA Code<br>Adjusted R<br>Indicated Value   |  |  |  |
|  |  |  |             |  |              |                  |             | <b>Direct Comparables</b>   |  |  |  |
|  |  |  |             |  |              |                  |             | Selection Model DEFAULT DEFAULT SELECTION MODEL<br>Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE<br>Comparables<br>Indicated Value |  |  |  |
| <b>Cost Approach</b>   |  | <b>Manual :</b>  |             |  |              |                  |             | <b>Value Reconciliation</b>   |  |  |  |
| Base Cost 0.00<br>Roofing Adj + 0.00<br>Subfloor Adj + 0.00<br>Heat/Cool Adj + 0.00<br>Plumbing Adj + 0.00<br>Basement Adj + 0.00<br>Adj Base Cost = 0.00<br><br>Total Area x<br>Adjusted Cost = 0   | Total Misc Impr + 0<br>Garage Cost +<br>Total RCN = 0<br>Depreciation ( 0%) - 0<br>Lump Sums + 0<br>RCNLD =<br>Lot Value +<br><br>Indicated Value =<br>Value Per SqFt 0.00 | Selected Approach Cost Approach<br>Improvements<br>Lot Value<br>Indicated Value 0.00 Per SqFt<br>Aground Value 7,580<br>Site Improvements<br>Total Value 7,580 0.00 Total Value Per SqFt |             |  |              |                  |             |   |  |  |  |
| <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>  |  |  |  |



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:03:46  
Page 3

### Agland Inventory

300000841

| Soi                 | Description          | Land Use | LPI | Adj Type | Adj Code | Acres   | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---------------------|----------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| LC                  | LINCOLN SOILS        | NP       | 23  |          |          | 26.763  | 74       | 74       | 1,970     | 1,970        |
| OA                  | OTERO LOAMY SAND     | IP       | 15  |          |          | .066    | 59       | 59       | 4         | 4            |
| OA                  | OTERO LOAMY SAND     | NP       | 15  |          |          | 28.375  | 48       | 48       | 1,362     | 1,362        |
| OA                  | OTERO LOAMY SAND     | CR       | 15  |          |          | 3.121   | 76       | 76       | 238       | 238          |
| PA                  | PRATT BILLOWY        | NP       | 48  |          |          | 7.590   | 154      | 154      | 1,166     | 1,166        |
| PA                  | PRATT BILLOWY        | CR       | 48  |          |          | 10.911  | 244      | 244      | 2,666     | 2,666        |
| PC                  | PRATT LOAMY BILLOWY  | NP       | 37  |          |          | 4.783   | 118      | 118      | 566       | 566          |
| PD                  | PRATT LOAMY HUMMOCKY | CR       | 31  |          |          | 1.507   | 158      | 158      | 238       | 238          |
| PD                  | PRATT LOAMY HUMMOCKY | NP       | 31  |          |          | 10.946  | 99       | 99       | 1,086     | 1,086        |
| SD                  | SPUR LOAM            | IP       | 70  |          |          | .053    | 276      | 276      | 15        | 15           |
| SD                  | SPUR LOAM            | NP       | 70  |          |          | 25.190  | 224      | 224      | 5,642     | 5,642        |
| SD                  | SPUR LOAM            | CR       | 70  |          |          | .464    | 356      | 356      | 165       | 165          |
| YA                  | YAHOLA FINE SANDY    | NP       | 55  |          |          | .233    | 176      | 176      | 41        | 41           |
| <b>NP Totals</b>    |                      |          |     |          |          | 120.000 |          |          | 15,159    | 15,159       |
| <b>Total Agland</b> |                      |          |     |          |          | 120.000 |          |          | 15,159    | 15,159       |