



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:26
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001802 Parcel ID 0000-28-26N-25W-1-001-00 Cadastral ID 0000-26N-25W-28-1-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25839 GRUMPY ASS LIVING TRUST (THE) TRUSTEES: TROY DEWITT & R. DEWITT 503 SW 4TH ST LAVERNE OK 73848- Parcel Location Situs 00503 SW FOURTH ST Subdivision Lot/Block / Parcel Size 7.62 - Acres Sec/Twn/Rng 28 / 26 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-28-26N-25W-1-001-00 07/13/22</p>																																																																																																																				
HOUSE 7/18/2022																																																																																																																									
Legal Description Lat/Long: 36.83022224 -99.76905507					Building Permits																																																																																																																				
SEC.28-26-25 TRACT IN NE4 3.994 ACRES AND TRACT IN SW4NE4					<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																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>793/360</td> <td>DEWITT, RHODENA</td> <td>10/15/2025</td> <td> </td> <td>04</td> </tr> <tr> <td>792/685</td> <td>DUNCAN, RONNIE F.</td> <td>10/02/2025</td> <td> </td> <td>04</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	793/360	DEWITT, RHODENA	10/15/2025		04	792/685	DUNCAN, RONNIE F.	10/02/2025		04																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
793/360	DEWITT, RHODENA	10/15/2025		04																																																																																																																					
792/685	DUNCAN, RONNIE F.	10/02/2025		04																																																																																																																					
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>9,965</td> <td>9,965</td> <td>12%</td> <td>1,196</td> <td>Assessed</td> <td>13,484</td> <td>905.99</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>107,232</td> <td>102,404</td> <td> </td> <td>12,288</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-67.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>117,197</td> <td>112,369</td> <td> </td> <td>13,484</td> <td>Total Taxable</td> <td>12,484</td> <td>839.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		9,965	9,965	12%	1,196	Assessed	13,484	905.99	Year Frozen		107,232	102,404		12,288	Penalty	0		Uncapped Value	0	0	0		0	Exemption	1,000	-67.00	TIF Project ID	0	117,197	112,369		13,484	Total Taxable	12,484	839.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap		9,965	9,965	12%	1,196	Assessed	13,484	905.99																																																																																																																	
Year Frozen		107,232	102,404		12,288	Penalty	0																																																																																																																		
Uncapped Value	0	0	0		0	Exemption	1,000	-67.00																																																																																																																	
TIF Project ID	0	117,197	112,369		13,484	Total Taxable	12,484	839.00																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300001802</td> <td>GRUMPY ASS LIVING TRUST (THE)</td> <td>101</td> <td>117,197</td> <td>1000</td> <td>12,091</td> <td>812.00</td> </tr> <tr> <td>2024</td> <td>2024-300001802</td> <td>DUNCAN, RONNIE F. ETUX TRUST</td> <td>101</td> <td>119,968</td> <td>1000</td> <td>11,711</td> <td>779.00</td> </tr> <tr> <td>2023</td> <td>2023-300001802</td> <td>DUNCAN, RONNIE F. ETUX TRUST</td> <td>101</td> <td>102,835</td> <td>0</td> <td>12,340</td> <td>829.00</td> </tr> <tr> <td>2022</td> <td>2022-300001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>104,903</td> <td>0</td> <td>12,589</td> <td>852.00</td> </tr> <tr> <td>2021</td> <td>2021-300001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>27,253</td> <td>0</td> <td>3,271</td> <td>226.00</td> </tr> <tr> <td>2020</td> <td>2020-300001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>27,253</td> <td>0</td> <td>3,271</td> <td>222.00</td> </tr> <tr> <td>2019</td> <td>2019-0001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>27,253</td> <td> </td> <td>3,271</td> <td>195.00</td> </tr> <tr> <td>2018</td> <td>2018-0001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>28,858</td> <td> </td> <td>3,463</td> <td>207.00</td> </tr> <tr> <td>2017</td> <td>2017-0001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>29,038</td> <td> </td> <td>3,485</td> <td>208.00</td> </tr> <tr> <td>2016</td> <td>2016-0001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>29,158</td> <td> </td> <td>3,499</td> <td>209.00</td> </tr> <tr> <td>2015</td> <td>2015-0001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>29,278</td> <td> </td> <td>3,514</td> <td>210.00</td> </tr> <tr> <td>2014</td> <td>2014-0001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>32,248</td> <td> </td> <td>3,508</td> <td>209.00</td> </tr> <tr> <td>2013</td> <td>2013-0001802</td> <td>DUNCAN, RONNIE F. ETUX (TRUST)</td> <td>101</td> <td>32,368</td> <td> </td> <td>3,405</td> <td>203.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300001802	GRUMPY ASS LIVING TRUST (THE)	101	117,197	1000	12,091	812.00	2024	2024-300001802	DUNCAN, RONNIE F. ETUX TRUST	101	119,968	1000	11,711	779.00	2023	2023-300001802	DUNCAN, RONNIE F. ETUX TRUST	101	102,835	0	12,340	829.00	2022	2022-300001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	104,903	0	12,589	852.00	2021	2021-300001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	27,253	0	3,271	226.00	2020	2020-300001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	27,253	0	3,271	222.00	2019	2019-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	27,253		3,271	195.00	2018	2018-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	28,858		3,463	207.00	2017	2017-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	29,038		3,485	208.00	2016	2016-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	29,158		3,499	209.00	2015	2015-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	29,278		3,514	210.00	2014	2014-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	32,248		3,508	209.00	2013	2013-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	32,368		3,405	203.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300001802	GRUMPY ASS LIVING TRUST (THE)	101	117,197	1000	12,091	812.00																																																																																																																		
2024	2024-300001802	DUNCAN, RONNIE F. ETUX TRUST	101	119,968	1000	11,711	779.00																																																																																																																		
2023	2023-300001802	DUNCAN, RONNIE F. ETUX TRUST	101	102,835	0	12,340	829.00																																																																																																																		
2022	2022-300001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	104,903	0	12,589	852.00																																																																																																																		
2021	2021-300001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	27,253	0	3,271	226.00																																																																																																																		
2020	2020-300001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	27,253	0	3,271	222.00																																																																																																																		
2019	2019-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	27,253		3,271	195.00																																																																																																																		
2018	2018-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	28,858		3,463	207.00																																																																																																																		
2017	2017-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	29,038		3,485	208.00																																																																																																																		
2016	2016-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	29,158		3,499	209.00																																																																																																																		
2015	2015-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	29,278		3,514	210.00																																																																																																																		
2014	2014-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	32,248		3,508	209.00																																																																																																																		
2013	2013-0001802	DUNCAN, RONNIE F. ETUX (TRUST)	101	32,368		3,405	203.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:27
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count 0 Units Buildable 0 Non-Ag Acres 7.62 Topography Street Access Utilities Amenities Method Acre Base Lot Value 7.62 x 1,307.74 = 9,965 Factor Value Adjustments Lot Value 9,965		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,372 / 2,372
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1948 / 76

HOUSE	7/18/2022
-------	-----------

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	

Cost Approach		Manual :	
Base Cost	69.07	Total Misc Impr	+ 6,873
Roofing Adj	+ 3.64	Garage Cost	+
Subfloor Adj	+ 0.87	Total RCN	= 213,474
Heat/Cool Adj	+ 9.78	Depreciation (77%)	- 164,375
Plumbing Adj	+ 3.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,099
Adj Base Cost	= 87.10	Lot Value	+ 9,965
Total Area	x 2,372	Indicated Value	= 59,064
Adjusted Cost	= 206,601	Value Per SqFt	24.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,099		
Lot Value	9,965		
Indicated Value	59,064	24.90	Per SqFt
Agland Value			
Site Improvements	55,397		
Total Value	114,461	48.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	8549	20x6		120	35.94		4,313
PRCH	Slab Porch - Covered	8550	14x9		126	20.32		2,560



Harper

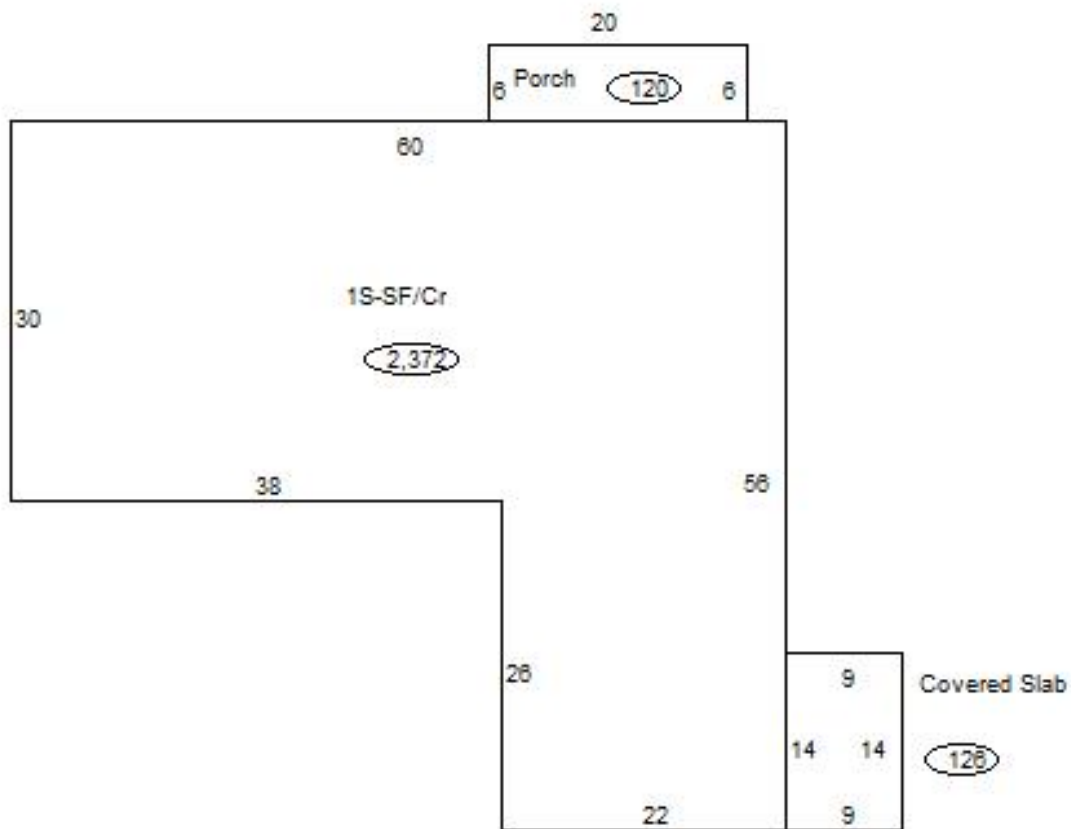
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:16:27
Page 3

Sketch Image

300001802



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,372	1.000	2,372
2	M	RSPC		20	Porch	120	1.000	120
3	M	PRCH		20	Covered Slab	126	1.000	126
Total Building Area						2,372		2,372



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 06:16:27

Page 4

300001802

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 6,500 BU	0x0x0			6,500	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
				0			
				0			
Valuation Summary			Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
Base Cost (1.62 x 6,500)		10,530		10,530	6,423	4,107	
	UTIL	Equipment Shed	100x60x10		Formed Metal	6,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary			Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (18.92 x 6,000)		113,520		113,520	78,329	35,191
	SHDS	Yard Shed - Metal	30x24x8		Galvanized Metal	720	
	Qual	2	Cond 2	Year 1980	Eff Age 55		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (13.09 x 720)		9,425		9,425	7,540	1,885
	SHDS	Yard Shed - Metal	18x12x6		Galvanized Metal	216	
	Qual	3	Cond 2	Year 1980	Eff Age 55		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.17 x 216)		4,141		4,141	3,313	828
	HAYS	Hay Shed Open Sides / Equipment Shed	100x48x8		Formed Metal	4,800	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.99 x 4,800)		28,752		28,752	23,002	5,750
	BNGP	Barn - General Purpose	46x16x12		Galvanized Metal	736	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary			Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (19.07 x 736)		14,036		14,036	9,685	4,351
	LNT0	Lean To - Attached / Enclosed with Barn	46x14x8		Galvanized Metal	644	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.61 x 644)		3,613		3,613	2,890	723



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:16:27
Page 5

300001802

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached / Enclosed with Barn	46x10x8		Galvanized Metal	460
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.35 x 460)		2,921		2,921	584
	CPDT	Carport - Detached	40x26x8		Galvanized Metal	1,040
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.51 x 1,040)		7,810		7,810	1,562
	LOAF	Loafing Shed	28x8x6		Galvanized Metal	224
	Qual	3	Cond 2	Year 1980	Eff Age 55	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 224)		1,266		1,266	253
	PACN	Paving - Concrete / Front Sidewalk	30x4x0			120
	Qual	3	Cond 3	Year 1948	Eff Age 78	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.78 x 120)		814		814	163