



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:32
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Assessment Data					Primary Image														
Account 300001809 Parcel ID 0000-28-26N-25W-1-008-00 Cadastral ID 0000-26N-25W-28-1-008-00 Property Type REAL - Real Property Property Class RA 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 SE SEVENTH Subdivision Lot/Block / Parcel Size 6.3 - Acres Sec/Twn/Rng 28 / 26 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					No Image On File														
Legal Description Lat/Long: 36.70200149 -99.89414044					Building Permits														
SEC 28-26-25 TRACT IN NE4 BK 474 PG 285; BK 573 PG 766; R.F. & VIOLA DUNCAN FAMILY REVOCABLE TRUST					<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										
					793/360	DEWITT, RHODENA	10/15/2025		04										
					792/685	DUNCAN, RONNIE F.	10/02/2025		04										
					474/285	C & W DEVELOPMENT CO.	08/12/1992	15,000	Q										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax											
Remove Cap	Land Value	4,725	4,725	12%	567	Assessed	567	38.10											
Year Frozen	Improvements	0	0		0	Penalty	0												
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID	Total Value	4,725	4,725		567	Total Taxable	567	38.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300001809	GRUMPY ASS LIVING TRUST (THE)	101	4,725	0	567	38.00												
2024	2024-300001809	DUNCAN, R. F. FAMILY TRUST AND	101	4,725	0	567	38.00												
2023	2023-300001809	DUNCAN, R. F. FAMILY TRUST AND	101	4,725	0	567	38.00												
2022	2022-300001809	DUNCAN, R. F. & (TRUST)	101	4,725	0	567	38.00												
2021	2021-300001809	DUNCAN, R. F. & (TRUST)	101	4,725	0	567	39.00												
2020	2020-300001809	DUNCAN, R. F. & (TRUST)	101	4,725	0	567	38.00												
2019	2019-0001809	DUNCAN, R. F. & (TRUST)	101	4,725		567	34.00												
2018	2018-0001809	DUNCAN, R. F. & (TRUST)	101	4,725		551	33.00												
2017	2017-0001809	DUNCAN, R. F. & (TRUST)	101	4,725		535	32.00												
2016	2016-0001809	DUNCAN, R. F. & (TRUST)	101	4,725		520	31.00												
2015	2015-0001809	DUNCAN, R. F. & (TRUST)	101	4,725		505	30.00												
2014	2014-0001809	DUNCAN, R. F. & (TRUST)	101	4,725		490	29.00												
2013	2013-0001809	DUNCAN, R. F. & (TRUST)	101	4,725		476	28.00												



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Lot Data		Acre - TRACTS & ACREAGE		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	6.3							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	6.30 x 750.00 = 4,725							
Factor Value				GRM Approach				
Adjustments				GRM Code				
Lot Value	4,725			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	/			4,725				
Cost Approach				Indicated Value				
Manual :				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value				
Subfloor Adj	+ 0.00	Total RCN	= 0	4,725 0.00 Total Value Per SqFt				
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	+ 4,725					
Total Area	x	Indicated Value	= 4,725					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value