



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:31:15
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Assessment Data	Primary Image
Account 300002859 Parcel ID 0000-17-27N-25W-1-001-00 Cadastral ID 0000-27N-25W-17-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 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 1727N25W11 Subdivision Lot/Block / Parcel Size 320 - Acres Sec/Twn/Rng 17 / 27 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE	No Image On File

Legal Description	Lat/Long: 36.80876503 -99.66103639	Building Permits
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SEC.17-27-25 E2 R.F. & VIOLA DUNCAN FAMILY REV TRUST BOOK 652 PAGE 745	<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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
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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
					652/745	LAREAU, MONTE W. AND	10/28/2009	170,000	Q

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap		Land Value 38,740	38,740	12%	4,649	Assessed	4,649	312.37
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 38,740	38,740		4,649	Total Taxable	4,649	312.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002859	GRUMPY ASS LIVING TRUST (THE)	101	38,740	0	4,649	312.00
2024	2024-300002859	DUNCAN, R.F. & VIOLA FAMILY REV TRUST	101	38,740	0	4,649	309.00
2023	2023-300002859	DUNCAN, R.F. & VIOLA FAMILY REV TRUST	101	38,740	0	4,649	312.00
2022	2022-300002859	DUNCAN, R.F. & (TRUST)	101	38,740	0	4,649	315.00
2021	2021-300002859	DUNCAN, R.F. & (TRUST)	101	38,740	0	4,649	321.00
2020	2020-300002859	DUNCAN, R.F. & (TRUST)	101	38,740	0	4,649	315.00
2019	2019-0002859	DUNCAN, R.F. & (TRUST)	101	38,740		4,649	277.00
2018	2018-0002859	DUNCAN, R.F. & (TRUST)	101	38,740		4,649	277.00
2017	2017-0002859	DUNCAN, R.F. & (TRUST)	101	38,740		4,649	277.00
2016	2016-0002859	DUNCAN, R.F. & (TRUST)	101	38,740		4,649	277.00
2015	2015-0002859	DUNCAN, R.F. & (TRUST)	101	38,740		4,649	277.00
2014	2014-0002859	DUNCAN, R.F. & (TRUST)	101	38,740		4,649	277.00
2013	2013-0002859	DUNCAN, R.F. & (TRUST)	101	38,740		4,649	277.00



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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 Adjustments Lot Value								
Residential Data								
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 /				GRM Approach				
				GRM Code Gross Rent Indicated Value				
				Multiple Regression				
				MRA Code Adjusted R Indicated Value				
				Direct Comparables				
				Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value				
Cost Approach		Manual :		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach				
Roofing Adj +	0.00	Garage Cost	+ 0	Improvements				
Subfloor Adj +	0.00	Total RCN	= 0	Lot Value				
Heat/Cool Adj +	0.00	Depreciation (0%)	- 0	Indicated Value 0.00 Per SqFt				
Plumbing Adj +	0.00	Lump Sums	+ 0	Aglnd Value 36,283				
Basement Adj +	0.00	RCNLD	= 0	Site Improvements				
Adj Base Cost =	0.00	Lot Value	+ 0	Total Value 36,283 0.00 Total Value Per SqFt				
Total Area x		Indicated Value	= 0					
Adjusted Cost =	0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300002859

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LB	LAS ANIMAS OVER CLAY	IP	40			2.264	158	158	357	357
LB	LAS ANIMAS OVER CLAY	NP	40			.064	128	128	8	8
MB	MANSIC CLAY 1-3%	IP	45			20.272	177	177	3,594	3,594
MB	MANSIC CLAY 1-3%	NP	45			3.316	144	144	477	477
MD	MANSKER LOAM 1-3%	NP	39			.869	125	125	108	108
MD	MANSKER LOAM 1-3%	IP	39			4.298	154	154	660	660
PA	PRATT BILLOWY	NP	48			36.239	154	154	5,566	5,566
PA	PRATT BILLOWY	IP	48			35.777	189	189	6,766	6,766
PC	PRATT LOAMY BILLOWY	NP	37			30.183	118	118	3,574	3,574
PC	PRATT LOAMY BILLOWY	IP	37			2.402	146	146	350	350
PD	PRATT LOAMY HUMMOCKY	NP	31			94.489	99	99	9,373	9,373
PD	PRATT LOAMY HUMMOCKY	IP	31			.838	122	122	102	102
PE	PRATT LOAMY DUNED	NP	20			73.463	64	64	4,702	4,702
TD	TIVOLI FINE SAND	NP	13			15.527	42	42	646	646
NP Totals						320.000			36,283	36,283
Total Agland						320.000			36,283	36,283