



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image									
Account	300003785				No Image On File									
Parcel ID	0000-33-28N-25W-2-001-00													
Cadastral ID	0000-28N-25W-33-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	24829													
CUNNINGHAM, ANDY & KODEL, TRST														
17578 E. 11 RD ROSSTON OK 73855-0000														
<b>Parcel Location</b>														
Situs	3328N25W21													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	33 / 28 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.85203863 -99.86801836														
SEC. 33-28-25 NW4 BOOK 763 PAGE 790 BOOK 558 PAGE 716														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					763/790	CUNNINGHAM, ANDREW W. &	09/09/2021	0	04					
					732/355	WILMOT FARM, LLC	12/04/2017	192,200	MQ					
					546/187	FIRST SECURITY BANK	05/20/1999	94,100	Q					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	0	Land Value	34,392	34,392	12%	4,127	Assessed	4,127	277.29					
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	34,392	34,392		4,127	Total Taxable	4,127	277.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003785	CUNNINGHAM, ANDY & KODEL, TRST	101	34,392	0	4,127	277.00							
2024	2024-300003785	CUNNINGHAM, ANDY & KODEL, TRST	101	34,392	0	4,127	274.00							
2023	2023-300003785	CUNNINGHAM, ANDY & KODEL, TRST	101	34,392	0	4,127	277.00							
2022	2022-300003785	CUNNINGHAM, ANDY & KODEL, TRST	101	33,510	0	4,021	272.00							
2021	2021-300003785	CUNNINGHAM, ANDREW W. &	101	33,510	0	4,021	278.00							
2020	2020-300003785	CUNNINGHAM, ANDREW W. &	101	33,510	0	4,021	272.00							
2019	2019-0003785	CUNNINGHAM, ANDREW W. &	101	33,510		4,021	240.00							
2018	2018-0003785	CUNNINGHAM, ANDREW W. &	101	33,510		4,021	240.00							
2017	2017-0003785	WILMOT FARM LLC	101	33,510		4,021	240.00							
2016	2016-0003785	WILMOT FARM LLC	101	33,510		4,021	240.00							
2015	2015-0003785	WILMOT FARM LLC	101	33,510		4,021	240.00							
2014	2014-0003785	WILMOT FARM LLC	101	33,510		4,021	240.00							
2013	2013-0003785	WILMOT FARM LLC	101	33,510		4,021	240.00							



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value								
<b>Residential Data</b>								
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 /				<b>GRM Approach</b>				
				GRM Code Gross Rent Indicated Value				
				<b>Multiple Regression</b>				
				MRA Code Adjusted R Indicated Value				
				<b>Direct Comparables</b>				
				Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value				
<b>Cost Approach</b>		<b>Manual :</b>		<b>Value Reconciliation</b>				
Base Cost	0.00	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		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	Aglard Value 33,773			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 33,773 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<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>



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### Agland Inventory

300003785

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MA	MANSIC CLAY 0-1%	IP	51			.055	201	201	11	11
MA	MANSIC CLAY 0-1%	CR	51			92.920	260	260	24,121	24,121
MD	MANSKER LOAM 1-3%	IP	39			6.325	154	154	972	972
MD	MANSKER LOAM 1-3%	CR	39			35.293	199	199	7,006	7,006
ME	MANSKER LOAM 3-5%	IP	31			.409	122	122	50	50
MG	MANSKER-POTTER 5-20%	CR	15			7.829	76	76	598	598
MG	MANSKER-POTTER 5-20%	IP	15			17.169	59	59	1,015	1,015
<b>IP Totals</b>						160.000			33,773	33,773
<b>Total Agland</b>						160.000			33,773	33,773