



36.2148,-99.0365

— NEIGHBOR SCREEN

MUTUAL, OK

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 36.2148,-99.0365

PIN Not provided

Request Date 2025-12-16

Woodward County, OK • 36.2148,-99.0365

IMPORTANT

CONFIDENTIAL — LICENSED USE ONLY. This Helpen Neighbor Screen (the "Report") is provided solely to energyRE under a limited, revocable, non-exclusive, non-transferable license for internal evaluation of local stakeholder and parcel ownership context. No copying, quoting, or distribution to any third party without Helpen's prior written consent.

Client may share only with its outside legal counsel, tax/accounting advisors, and financing sources who have a need to know, are bound by written confidentiality obligations no less protective than this legend, and for whom Client remains responsible.

INTENDED USE & ETHICAL STANDARDS. This Report is intended solely to help developers identify potential local risks, understand community context, and facilitate respectful engagement with neighboring property owners. The information herein must NOT be used to target, harass, discriminate against, coerce, or otherwise harm any individual identified in this Report. Client agrees to engage with all community members ethically, transparently, and in good faith. Any misuse of personal information contained herein is strictly prohibited and may result in immediate license revocation.

DATA LIMITATIONS & LIABILITY. This Report may include publicly available third-party data, property records, and AI-synthesized profiles; it is provided as of the analysis date, may be incomplete, contain inaccuracies, or become outdated. Helpen makes no representations regarding the accuracy, completeness, or currentness of any information and has no duty to update. The Report is not legal, tax, accounting, engineering, or investment advice, and is not an offer or solicitation. Provided "AS IS", without warranties of any kind, express or implied.

LIMITATION OF LIABILITY. To the maximum extent permitted by law, Helpen disclaims all liability arising from Client's use of this Report, including any claims by third parties. Helpen's aggregate liability, if any, is limited to the fees paid for this Report. No indirect, special, incidental, consequential, exemplary, or punitive damages are recoverable under any circumstances. All IP remains with Helpen.

If disclosure is legally required, Client will (to the extent lawful) notify Helpen, disclose only what is required, and mark it confidential. By opening or using the Report, Client accepts these terms, which apply even without a separate NDA.

This report synthesizes publicly available information through AI-powered analysis. All findings are citation-backed where possible and sourced from property records, public databases, and open sources. Independent verification is recommended for all business decisions.

© 2025 Helpen, Inc. Licensed to: energyRE. Doc ID: [hash].

NEIGHBOR SCREENS

Adj. = Adjacent Parcel
C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
770000038	✓	Estus, Carol	Individual	Carol Estus is a landowner in Mutual, a very small community (16 residents in 2023) ¹ . She does not hold any public office; her name is absent from Woodward County's list of officials ² .	unknown	Low	Reach out personally in an informal setting to build rapport and hear any concerns she might have.	M
770000082		Scadden, Anna M. (Life Estate)	Estate	The parcel is held under a life estate for Anna M. Scadden, giving her use of the land for her lifetime and passing the remainder to heirs ³ . No evidence was found of Scadden taking any public stance or community leadership role ⁴ .	unknown	Low	Engage with deference to her family legacy; involve her family or heirs in discussions to address any long-term land concerns.	M
770000035		Luttrell, Katie J. & David	Individual	Katie J. and David Luttrell jointly own land in the rural Mutual area of Woodward County ⁵ . They have not been identified in any public proceedings or local leadership positions to date ⁶ .	unknown	Low	Engage the couple in a friendly, neighbor-to-neighbor conversation to share project information and invite their questions or input.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
770000076, 770000078		Sander Family, L.L.C.	LLC	See ORG table.	unknown	Unknown	N/A – see organizational profile for engagement strategy.	M
770000077		Wheatridge Properties, L.L.C.	LLC	See ORG table.	unknown	Unknown	N/A – see organizational profile for engagement strategy.	M
770026354		Sander, Tracy D.	Individual	Tracy D. Sander appears to be part of a prominent ranching family; relatives Wesley Sander and Cody G. Sander are among Woodward County's top farm subsidy recipients (7). No evidence was found of Tracy Sander holding any civic office or speaking publicly on development issues (8).	unknown	Low	farmland_preservation, heritage_family_legacy.	M
							Have a local rancher or Farm Bureau contact her, emphasizing that any project would respect agricultural land use and family legacy.	
770000032		Smith, Jim & Eldena	Individual	Jim and Eldena Smith are listed as landowners in the Mutual area of Woodward County (9). They have no public record of community leadership or stated views on development, suggesting they maintain a very low profile (10).	unknown	Low	Engage the Smiths through a familiar local figure (neighbor or county extension agent) in an informal setting, addressing any concerns about privacy and property rights.	M
770000105		Cole, James R. & Katheryn J.	Individual	James R. Cole (Mutual, OK) received about \$147,000 in farm program payments from 1995 to 2024 (11), indicating active farming operations. Neither James nor Katheryn Cole has been mentioned in local news or meeting minutes, reflecting an absence of public civic activity (12).	unknown	Low	Approach the Coles via a peer in the farming community and discuss how the development could provide benefits or supplemental income to local farmers.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
770000074, 770000075		State Land	Trust	See ORG table.	unknown	Unknown	N/A	M
770000089		Mark Paul Lamm & Nancy Dianne Lamm	Individual	Mark P. Lamm and Nancy D. Lamm own property in Mutual, a small town in Woodward County, Oklahoma (population 63 in 2020) ¹³ . The Mutual area has historically seen only modest growth and limited public activity ¹⁴ .	unknown	Low	Engage with a friendly, personal visit (ideally involving a neighbor they know) to build trust and ensure their questions about land use or any disturbances are fully addressed.	M
770000098		Charles Newton Brown	Individual	Charles N. Brown is a landowner in the Mutual area of Woodward County, a rural community with only a few dozen residents ¹⁵ .	unknown	Low	Use a one-on-one conversation (possibly arranged through a mutual acquaintance) to explain the project and listen to any concerns he may have, emphasizing open communication.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
770000080, 770000079, 770000083, 770000039, 770000081, 770000041, 770000088, 770000037, 770000087	✓	Fenton, Lawson B. Rev. Trust	trust	See RESIDENT table.	Unknown	unknown		M
770000084	✓	Pittman Ranch LLC	llc	Pittman Ranch LLC is an Oklahoma limited liability company holding ranch land near Mutual in Woodward County (16). The LLC has no listed business operations or online presence beyond property ownership records, indicating it is a private family ranch entity (17). A review of county filings shows no recorded transactions involving Pittman Ranch LLC and the solar developer (Mutual Solar, LLC) as of 2025 (18). No UCC liens or litigation records were found under the company's name in public databases, suggesting minimal external financial activity (19).	Low	agriculture	Engage the family owners directly to address any ranching impact concerns; offer leasing terms that provide supplemental income while assuring minimal disturbance	M
770000040, 770000036		Downs Medical Properties, LLC	llc	Downs Medical Properties, LLC holds two parcels in Woodward County and appears to be a real estate investment entity (20). The company's name suggests ownership of medical or commercial properties, but no active business presence is noted locally in Woodward (no clinics or offices under this name) (21). No state business filings or liens were found beyond the deed records, implying it functions as a passive landholding vehicle (22). The beneficial owners are not disclosed in public records, and the LLC has not been identified in any recorded agreements related to the proposed solar project (23).	Low	land_investment	Contact the registered agent or owner with a clear financial offer for land use; emphasize ease of transaction and ROI to encourage cooperation	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
770000097, 770000096		Sander, Lanny & Betty Revocable Trust	trust	See RESIDENT table.	Unknown	unknown		M
770000034		Smart Family Trust	trust	See RESIDENT table.	Unknown	unknown		M