



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:04:30
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Assessment Data					Primary Image									
Account	300000892				<p>Yard Shed 5/17/2022</p>									
Parcel ID	0000-24-25N-26W-1-001-00													
Cadastral ID	0000-25N-26W-24-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	25652													
NINE RANCH LLC														
25856 NS 162 RD LAVERNE OK 73848-														
Parcel Location														
Situs	US HWY 412													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	24 / 25 / 26 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.63023915 -99.87064241														
SEC.24-25-26 E2 BOOK 694 PAGE 240														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
785/755	HAL NINE RANCH, LLC	10/15/2024		0 04										
/	HAL NINE RANCH, LLC													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	52,167	52,167	12%	6,260	Assessed	6,609 444.06						
Year Frozen		Improvements	2,909	2,909		349	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	55,076	55,076		6,609	Total Taxable	6,609 444.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000892	NINE RANCH LLC	101	55,076	0	6,445	433.00							
2024	2024-300000892	HAL NINE RANCH, LLC	101	55,130	0	6,258	416.00							
2023	2023-300000892	HAL NINE RANCH, LLC	101	54,662	0	6,075	408.00							
2022	2022-300000892	HAL NINE RANCH, LLC	101	49,155	0	5,899	399.00							
2021	2021-300000892	HAL NINE RANCH, LLC	101	49,155	0	5,899	407.00							
2020	2020-300000892	HAL NINE RANCH, LLC	101	49,155	0	5,899	400.00							
2019	2019-0000892	HAL NINE RANCH, LLC	101	49,155		5,899	352.00							
2018	2018-0000892	HAL NINE RANCH, LLC	101	49,200		5,904	352.00							
2017	2017-0000892	HAL NINE RANCH, LLC	101	49,200		5,904	352.00							
2016	2016-0000892	HAL NINE RANCH, LLC	101	49,200		5,904	352.00							
2015	2015-0000892	HAL NINE RANCH, LLC	101	49,200		5,904	352.00							
2014	2014-0000892	NINE, HAL RAY	101	50,422		6,051	361.00							
2013	2013-0000892	NINE, BERNARD &	101	50,422		6,051	361.00							



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Lot Data	
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	/

Yard Shed 5/17/2022

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 :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	52,167		
Site Improvements	2,945		
Total Value	55,112	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	18x50x6		Galvanized Metal	900		
	Qual	3	Cond	3	Year	1970	Eff Age	56
								0
								0
								0
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (16.36 x 900)	14,724		14,724	11,779	2,945	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	CR	50			31.984	255	255	8,140	8,140
DA	DALHART 1-3%	NP	50			4.757	160	160	761	761
LD	LOAMY ALLUVIAL LAND	NP	33			6.778	106	106	716	716
MF	MANSKER-POTTER3-5%	NP	25			11.860	80	80	949	949
MF	MANSKER-POTTER3-5%	CR	25			11.810	127	127	1,503	1,503
MG	MANSKER-POTTER 5-20%	NP	15			31.619	48	48	1,518	1,518
MG	MANSKER-POTTER 5-20%	CR	15			21.412	76	76	1,635	1,635
PA	PRATT BILLOWY	NP	48			13.099	154	154	2,012	2,012
PA	PRATT BILLOWY	CR	48			72.108	244	244	17,617	17,617
PB	PRATT HUMMOCKY	NP	40			35.279	128	128	4,516	4,516
PB	PRATT HUMMOCKY	CR	40			13.364	204	204	2,721	2,721
PC	PRATT LOAMY BILLOWY	NP	37			4.539	118	118	537	537
PC	PRATT LOAMY BILLOWY	CR	37			1.440	188	188	271	271
PD	PRATT LOAMY HUMMOCKY	NP	31			12.875	99	99	1,277	1,277
PD	PRATT LOAMY HUMMOCKY	CR	31			18.054	158	158	2,849	2,849
PE	PRATT LOAMY DUNED	NP	20			13.787	64	64	882	882
PE	PRATT LOAMY DUNED	CR	20			.191	102	102	19	19
SD	SPUR LOAM	NP	70			8.436	224	224	1,890	1,890
SD	SPUR LOAM	CR	70			6.607	356	356	2,354	2,354
CR Totals						320.000			52,167	52,167
Total Agland						320.000			52,167	52,167