



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:05:45
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300000984 Parcel ID 0000-20-26N-20W-3-001-00 Cadastral ID 0000-26N-20W-20-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 12783 LAZY BAR Y HOLDINGS, LLC & STEVEN RALPH YOUNG 2217 NW 57TH ST. OKLAHOMA CITY OK 73112-																																																																																																																									
Parcel Location Situs 2026N20W31 Subdivision Lot/Block / Parcel Size 320 - Acres Sec/Twn/Rng 20 / 26 / 20 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFALO - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.65440861 -99.35170969					HOUSE 1/26/2023																																																																																																																				
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Harper

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Date 02/06/2026
 Time 06:05:45
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,384 / 1,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	1,384 Total, 1,260 Partition
Garage Type	
Remodel	
Year/Eff Age	1950 / 84

HOUSE	1/26/2023
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	79.64	Total Misc Impr	+ 18,842
Roofing Adj	+ 3.68	Garage Cost	+
Subfloor Adj	+ 0.99	Total RCN	= 203,149
Heat/Cool Adj	+ 9.78	Depreciation (80%)	- 162,519
Plumbing Adj	+ 4.18	Lump Sums	+ 0
Basement Adj	+ 34.91	RCNLD	= 40,630
Adj Base Cost	= 133.17	Lot Value	+ 5,000
Total Area	x 1,384	Indicated Value	= 45,630
Adjusted Cost	= 184,307	Value Per SqFt	32.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,630		
Lot Value	5,000		
Indicated Value	45,630	32.97	Per SqFt
Agland Value	42,496		
Site Improvements	43,079		
Total Value	131,205	94.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	380	39x8		312	34.97		10,911
WODC	Wood Deck - Covered	381	322		322	23.94		7,709
PATO	Raised Slab Porch - Open	382	6x4		24	9.25		222



Harper

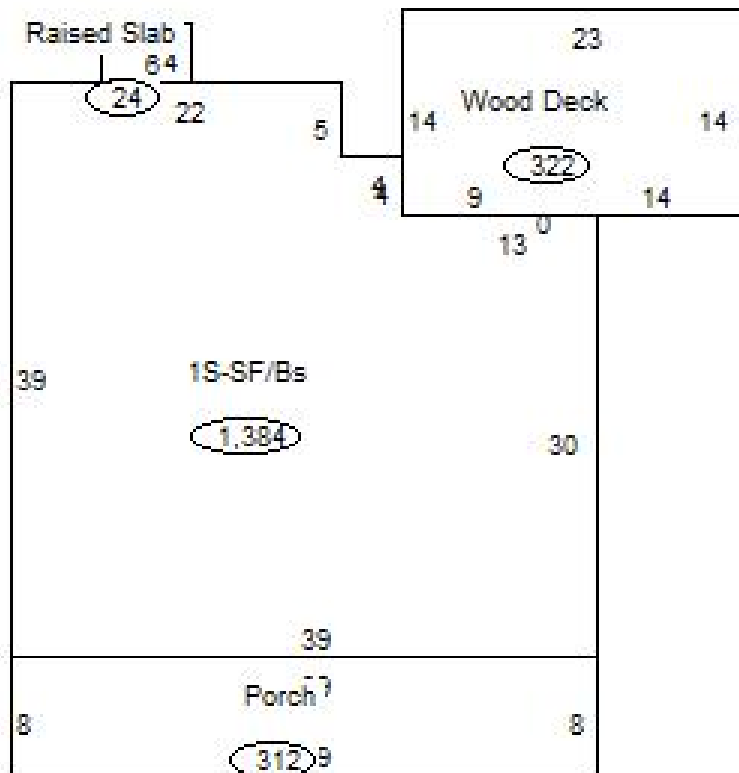
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Date 02/06/2026
 Time 06:05:45
 Page 3

Sketch Image

300000984



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	1,384	1.000	1,384
2	M	RSPC		20	Porch	312	1.000	312
3	M	WODC		20	Wood Deck	322	1.000	322
4	M	PATO		20	Raised Slab	24	1.000	24
Total Building Area						1,384		1,384



Harper

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Date 02/06/2026
Time 06:05:45
Page 4

300000984

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	40x8x8			320	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
		Base Cost (19.22 x 320)	6,150		6,150	1,169	4,981
	GBST	Grain Bin - Storage 2,000 BU	16x16x13		Dirt	2,000	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
		Base Cost (1.62 x 2,000)	3,240		3,240	907	2,333
	GBST	Grain Bin - Storage 2,000 BU	16x16x13		Dirt	2,000	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
		Base Cost (1.62 x 2,000)	3,240		3,240	907	2,333
	BNV	DOUBLE CARPORT/MCILVAIN#8372 IOLL	30x16x16		Formed Metal	480	
	Qual	3	Cond 3	Year 2012	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
		Base Cost (0.00 x 480)					
	UTIL	Utility Building	70x40x14		Concrete Formed Metal	2,800	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)		RCNLD
		Base Cost (22.25 x 2,800)	62,300		62,300	38,626	23,674
	HAYS	Hay Shed Open Sides	70x30x12		Galvanized Metal	2,100	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (6.76 x 2,100)	14,196		14,196	11,357	2,839
	SHDS	Yard Shed - Metal	10x10x6		Galvanized Metal	100	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (22.53 x 100)	2,253		2,253	1,802	451



Harper




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Time 06:05:45
Page 5

300000984

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed, Metal GRAIN HOUSE	10x10x6		Galvanized Metal	100	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (22.53 x 100)	2,253		2,253	1,802	451
	SHDS	Shed, Metal	30x30x10		Galvanized Metal	900	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (16.53 x 900)	14,877		14,877	11,902	2,975
	SHDS	Shed - Small	20x15x8		Galvanized Metal	300	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.35 x 300)	5,205		5,205	4,164	1,041
	SHDS	Yard Shed - Metal	20x10x8		Galvanized Metal	200	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (19.49 x 200)	3,898		3,898	3,118	780
	SHDS	Yard Shed - Metal	25x12x10		Galvanized Metal	300	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.52 x 300)	5,256		5,256	4,205	1,051
	GBST	Grain Bin - Storage 250 BU	10x10x3		Dirt	272	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 272)	441		441	353	88
	GBST	Grain Bin - Storage	10x10x4		Dirt	254	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 254)	411		411	329	82



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Date 02/06/2026
Time 06:05:45
Page 6

Agland Inventory

300000984

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			5.325	160	160	852	852
CA	CAREY SILT 1-3%	CR	50			52.698	255	255	13,412	13,412
CC	COTTONWOOD	NP	5			8.553	16	16	137	137
QA	QUINLAN LOAM	CR	11			11.715	56	56	656	656
QA	QUINLAN LOAM	NP	11			34.126	35	35	1,201	1,201
QC	QUINLAN-WDWARD 5-12%	NP	14			13.846	45	45	620	620
QC	QUINLAN-WDWARD 5-12%	CR	14			8.745	71	71	623	623
WB	WOODWARD 3-8%	NP	33			94.756	106	106	10,006	10,006
WB	WOODWARD 3-8%	CR	33			89.236	168	168	14,989	14,989
CR Totals						319.000			42,496	42,496
Total Agland						319.000			42,496	42,496