



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300001598 Parcel ID 0000-31-26N-24W-2-002-00 Cadastral ID 0000-26N-24W-31-2-002-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12553 BRYANT BAR H RANCH, LC P O BOX 160 LAVERNE OK 73848-0000 Parcel Location Situs 02223 179 RD N Subdivision Lot/Block / Parcel Size 156 - Acres Sec/Twn/Rng 31 / 26 / 24 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-31-26N-24W-2-002-00 ACCT # 1598 06/15/22</p> <p>3 6/16/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.64721094 -99.78819655 SEC. 31-26-24 LOTS 1-2; E2NW4; LESS TRACT IN LOT 1																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.00 x 2,166.67 = 6,500 Factor Value Adjustments Lot Value 6,500		<p>0000-31-26N-24W-2-002-00 ACCT # 1598 06/15/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,031 / 3,031
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	3,031
Fixture/RghIn	15 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	897 Built-In Garage
Remodel	PARTIAL -
Year/Eff Age	1970 / 41

3	6/16/2022
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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	84.38	Total Misc Impr	+ 4,909
Roofing Adj	+ 6.21	Garage Cost	+ 29,613
Subfloor Adj	+ -3.66	Total RCN	= 362,991
Heat/Cool Adj	+ 13.89	Depreciation (47%)	- 170,606
Plumbing Adj	+ 7.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 192,385
Adj Base Cost	= 108.37	Lot Value	+ 6,500
Total Area	x 3,031	Indicated Value	= 198,885
Adjusted Cost	= 328,469	Value Per SqFt	65.62

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,385		
Lot Value	6,500		
Indicated Value	198,885	65.62	Per SqFt
Agland Value	10,294		
Site Improvements	34,718		
Total Value	243,897	80.47	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATC	Patio - Covered	568	292		292	16.81	4,909



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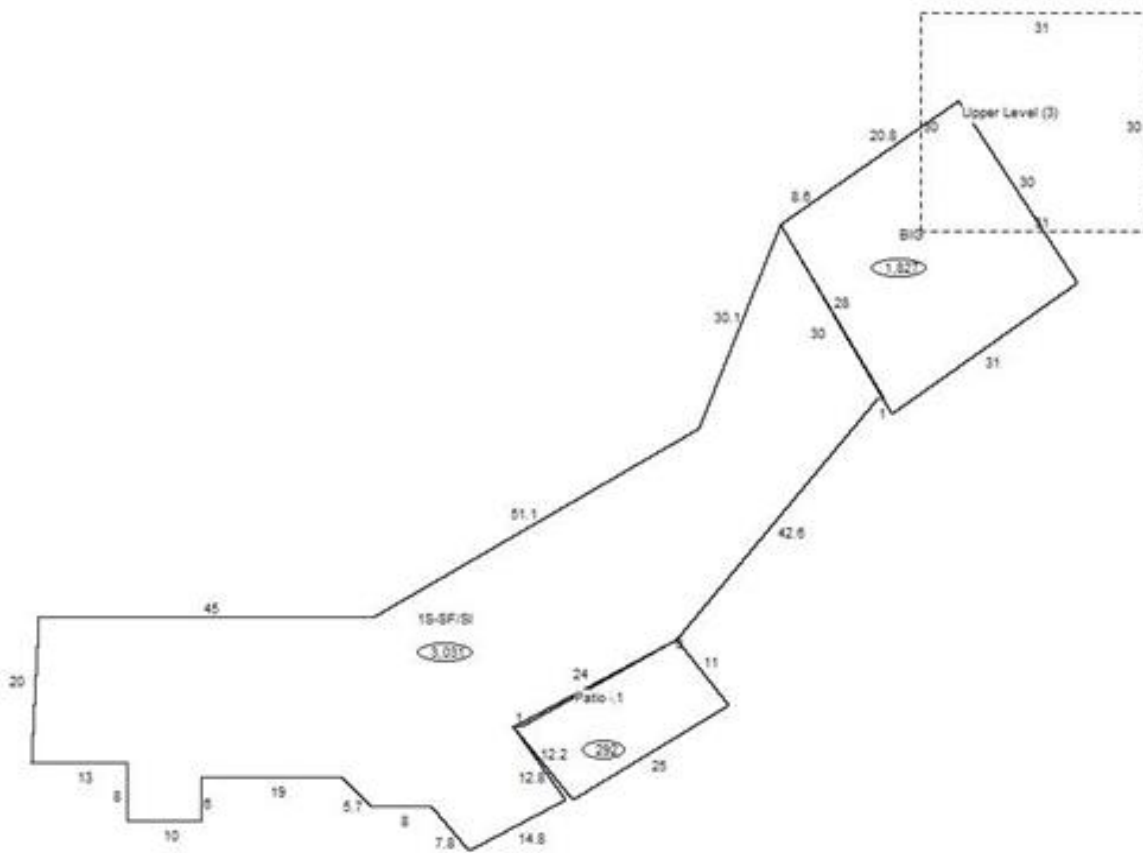
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	3,031	2.000	6,062
2	M	PATC		20	Patio	292	1.000	292
3	G	8		20	BIG	897	1.000	897
4	U	^UL		20	Upper Level (3)	930	1.000	930
Total Building Area						3,031		6,062



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	60x40x12		Formed Metal	2,400
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 2,400)		14,544	14,544	6,690	7,854
	BFT1	Bulk Feed Tank - Single 15 TON	0x0x0			15
	Qual 3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 15)		3,544	3,544	1,843	1,701
	BFT1	Bulk Feed Tank - Single 30 TON	0x0x0			32
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 32)		7,560	7,560	3,931	3,629
	LOAF	Loafing Shed	20x10x8		Formed Metal	200
	Qual 3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 200)		1,212	1,212	594	618
	LOAF	Loafing Shed	10x8x6		Formed Metal	80
	Qual 3	Cond 3	Year 2012	Eff Age 14		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 80)		485	485	238	247
	LOAF	Loafing Shed	20x10x8		Formed Metal	200
	Qual 3	Cond 3	Year 2012	Eff Age 14		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 200)		1,212	1,212	594	618
	UTIL	Utility Building	45x39x14		Formed Metal	1,755
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (24.76 x 1,755)		43,454	43,454	29,983	13,471



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Hay Shed Open Sides	90x45x14		Galvanized Metal	4,050
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (6.50 x 4,050)		26,325		26,325	21,060	5,265
	GBST	Grain Bin - Storage 500 BU	0x0x0			500
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (1.62 x 500)		810		810	648	162
	PACN	Paving - Concrete DRIVEWAY	24x20x0			480
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.17 x 480)		2,002		2,002	1,602	400
	PACN	Paving - Concrete SIDEWALKS	0x0x0			920
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.09 x 920)		3,763		3,763	3,010	753



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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
DB	DALHART 3-5%	NP	42			1.347	134	134	181	181
LA	LAS ANIMAS SOILS	NP	43			.189	138	138	26	26
LC	LINCOLN SOILS	NP	23			130.450	74	74	9,601	9,601
QA	QUINLAN LOAM	NP	11			13.800	35	35	486	486
W	WATER	NP	0			7.215	0	0	0	0
NP Totals						153.000			10,294	10,294
Total Agland						153.000			10,294	10,294