



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:13:35
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001599 Parcel ID 0000-31-26N-24W-2-003-00 Cadastral ID 0000-26N-24W-31-2-003-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25500 BRYANT, TROY PO BOX 147 LAVERNE OK 73848- Parcel Location Situs 02222 179 RD N Subdivision Lot/Block / Parcel Size 2.03 - Acres Sec/Twn/Rng 31 / 26 / 24 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-31-26N-24W-2-003-00 ACCT # 1599 06/15/22</p> <p>1 6/16/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.72119029 -99.68791915 SEC. 31-26-24 TRACT IN NW BOOK 780 PAGE 496 CORRECTION WD																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History																																																																																																										
Code	Type	Active	Maximum	Exemption																																																																																																																					
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>780/496</td> <td>BRYANT BAR H RANCH, LC</td> <td>02/27/2024</td> <td></td> <td>04</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	780/496	BRYANT BAR H RANCH, LC	02/27/2024		04																																																																																																											
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
780/496	BRYANT BAR H RANCH, LC	02/27/2024		04																																																																																																																					
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>5,773</td> <td>4,873</td> <td>12%</td> <td>585</td> <td>Assessed</td> <td>14,327</td> <td>962.63</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>174,080</td> <td>114,519</td> <td></td> <td>13,742</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>179,853</td> <td>119,392</td> <td></td> <td>14,327</td> <td>Total Taxable</td> <td>14,327</td> <td>963.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		5,773	4,873	12%	585	Assessed	14,327	962.63	Year Frozen		174,080	114,519		13,742	Penalty	0		Uncapped Value	0	0	0		0	Exemption	0	0.00	TIF Project ID	0	179,853	119,392		14,327	Total Taxable	14,327	963.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap		5,773	4,873	12%	585	Assessed	14,327	962.63																																																																																																																	
Year Frozen		174,080	114,519		13,742	Penalty	0																																																																																																																		
Uncapped Value	0	0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	179,853	119,392		14,327	Total Taxable	14,327	963.00																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300001599</td><td>BRYANT, TROY</td><td>101</td><td>179,853</td><td>0</td><td>13,645</td><td>917.00</td></tr> <tr><td>2024</td><td>2024-300001599</td><td>BRYANT, TROY</td><td>101</td><td>191,672</td><td>0</td><td>12,995</td><td>864.00</td></tr> <tr><td>2023</td><td>2023-300001599</td><td>BRYANT BAR H RANCH, LC</td><td>101</td><td>177,130</td><td>0</td><td>12,376</td><td>831.00</td></tr> <tr><td>2022</td><td>2022-300001599</td><td>BRYANT BAR H RANCH, LC</td><td>101</td><td>62,471</td><td>0</td><td>7,497</td><td>508.00</td></tr> <tr><td>2021</td><td>2021-300001599</td><td>BRYANT BAR H RANCH, LC</td><td>101</td><td>62,471</td><td>0</td><td>7,497</td><td>518.00</td></tr> <tr><td>2020</td><td>2020-300001599</td><td>BRYANT BAR H RANCH, LC</td><td>101</td><td>62,471</td><td>0</td><td>7,497</td><td>508.00</td></tr> <tr><td>2019</td><td>2019-0001599</td><td>BRYANT BAR H RANCH, LC</td><td>101</td><td>91,182</td><td></td><td>6,429</td><td>384.00</td></tr> <tr><td>2018</td><td>2018-0001599</td><td>BRYANT BAR H RANCH, LC</td><td>101</td><td>92,962</td><td></td><td>6,243</td><td>373.00</td></tr> <tr><td>2017</td><td>2017-0001599</td><td>BRYANT BAR H RANCH, LC</td><td>101</td><td>89,539</td><td></td><td>5,061</td><td>302.00</td></tr> <tr><td>2016</td><td>2016-0001599</td><td>BRYANT, JERRY N. &</td><td>101</td><td>91,182</td><td></td><td>4,884</td><td>291.00</td></tr> <tr><td>2015</td><td>2015-0001599</td><td>BRYANT, JERRY N. &</td><td>101</td><td>90,509</td><td></td><td>4,713</td><td>281.00</td></tr> <tr><td>2014</td><td>2014-0001599</td><td>BRYANT, JERRY N. &</td><td>101</td><td>85,438</td><td></td><td>4,546</td><td>271.00</td></tr> <tr><td>2013</td><td>2013-0001599</td><td>BRYANT, JERRY N. &</td><td>101</td><td>86,887</td><td></td><td>4,385</td><td>262.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300001599	BRYANT, TROY	101	179,853	0	13,645	917.00	2024	2024-300001599	BRYANT, TROY	101	191,672	0	12,995	864.00	2023	2023-300001599	BRYANT BAR H RANCH, LC	101	177,130	0	12,376	831.00	2022	2022-300001599	BRYANT BAR H RANCH, LC	101	62,471	0	7,497	508.00	2021	2021-300001599	BRYANT BAR H RANCH, LC	101	62,471	0	7,497	518.00	2020	2020-300001599	BRYANT BAR H RANCH, LC	101	62,471	0	7,497	508.00	2019	2019-0001599	BRYANT BAR H RANCH, LC	101	91,182		6,429	384.00	2018	2018-0001599	BRYANT BAR H RANCH, LC	101	92,962		6,243	373.00	2017	2017-0001599	BRYANT BAR H RANCH, LC	101	89,539		5,061	302.00	2016	2016-0001599	BRYANT, JERRY N. &	101	91,182		4,884	291.00	2015	2015-0001599	BRYANT, JERRY N. &	101	90,509		4,713	281.00	2014	2014-0001599	BRYANT, JERRY N. &	101	85,438		4,546	271.00	2013	2013-0001599	BRYANT, JERRY N. &	101	86,887		4,385	262.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300001599	BRYANT, TROY	101	179,853	0	13,645	917.00																																																																																																																		
2024	2024-300001599	BRYANT, TROY	101	191,672	0	12,995	864.00																																																																																																																		
2023	2023-300001599	BRYANT BAR H RANCH, LC	101	177,130	0	12,376	831.00																																																																																																																		
2022	2022-300001599	BRYANT BAR H RANCH, LC	101	62,471	0	7,497	508.00																																																																																																																		
2021	2021-300001599	BRYANT BAR H RANCH, LC	101	62,471	0	7,497	518.00																																																																																																																		
2020	2020-300001599	BRYANT BAR H RANCH, LC	101	62,471	0	7,497	508.00																																																																																																																		
2019	2019-0001599	BRYANT BAR H RANCH, LC	101	91,182		6,429	384.00																																																																																																																		
2018	2018-0001599	BRYANT BAR H RANCH, LC	101	92,962		6,243	373.00																																																																																																																		
2017	2017-0001599	BRYANT BAR H RANCH, LC	101	89,539		5,061	302.00																																																																																																																		
2016	2016-0001599	BRYANT, JERRY N. &	101	91,182		4,884	291.00																																																																																																																		
2015	2015-0001599	BRYANT, JERRY N. &	101	90,509		4,713	281.00																																																																																																																		
2014	2014-0001599	BRYANT, JERRY N. &	101	85,438		4,546	271.00																																																																																																																		
2013	2013-0001599	BRYANT, JERRY N. &	101	86,887		4,385	262.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:13:35
 Page 2

Lot Data		Acre - HomeSite and Tracts	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.03		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	2.03 x 2,843.84 = 5,773		
Factor Value			
Adjustments			
Lot Value	5,773		



1 6/16/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,254 / 2,254
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	390 Total, 390 Partition
Garage Type	696 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 46

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	133,840		
Lot Value	5,773		
Indicated Value	139,613	61.94	Per SqFt
Agland Value			
Site Improvements	38,447		
Total Value	178,060	79.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	79.68	Total Misc Impr	+ 11,016
Roofing Adj	+ 3.71	Garage Cost	+ 17,748
Subfloor Adj	+ 0.00	Total RCN	= 273,143
Heat/Cool Adj	+ 10.77	Depreciation (51%)	- 139,303
Plumbing Adj	+ 4.34	Lump Sums	+ 0
Basement Adj	+ 9.91	RCNLD	= 133,840
Adj Base Cost	= 108.42	Lot Value	+ 5,773
Total Area	x 2,254	Indicated Value	= 139,613
Adjusted Cost	= 244,379	Value Per SqFt	61.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	574	715		715	12.83		9,173
PATO	Slab Porch - Open	575		21	21	9.78		205
PRCH	Slab Porch - Covered	576		72	72	22.75		1,638



Harper

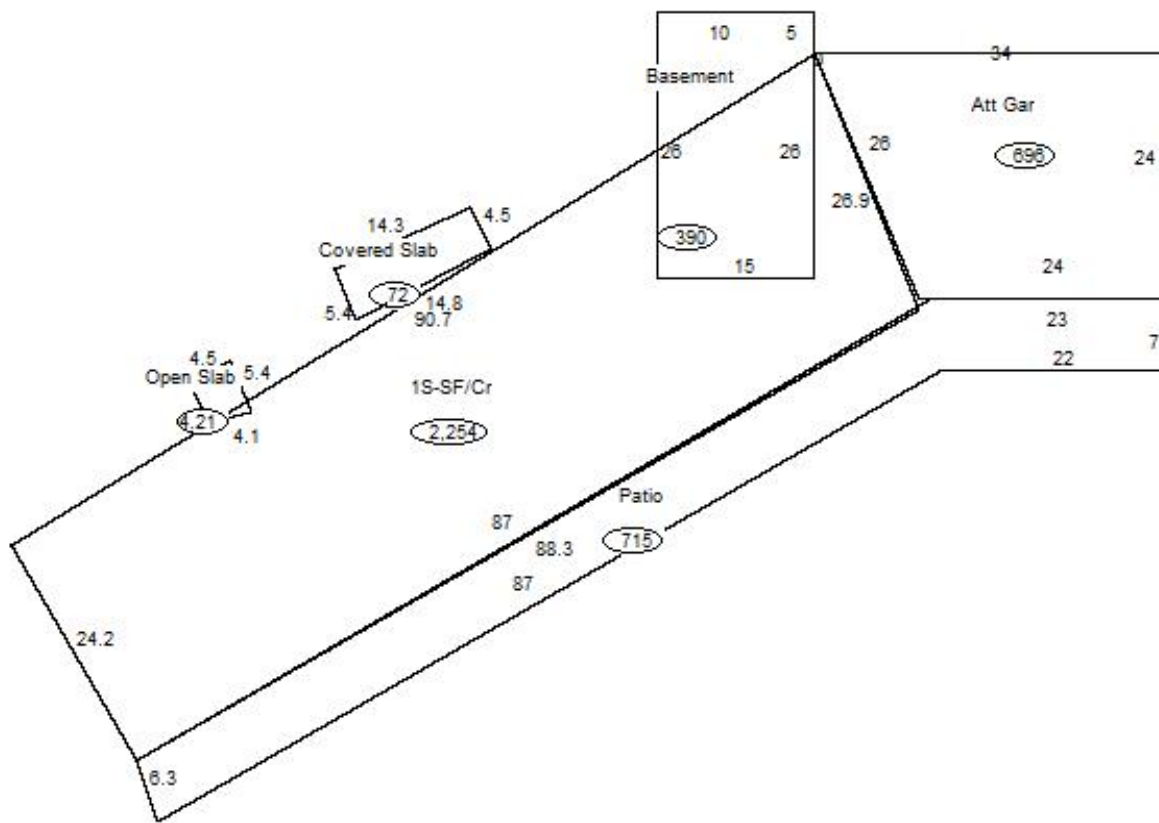
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:13:35
 Page 3

Sketch Image

300001599



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	696	1.000	696
2	R	1	Crawl	20	1S-SF/Cr	2,254	1.000	2,254
3	M	PATC		20	Patio	715	1.000	715
4	M	PATO		20	Open Slab	21	1.000	21
5	M	PRCH		20	Covered Slab	72	1.000	72
6	B	2		20	Basement	390	1.000	390
Total Building Area						2,254		2,254



Harper








Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:13:35
 Page 4

300001599

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	40x16x12			640
	Qual	5	Cond 5	Year 2023	Eff Age 2	
				0		
				0		
Valuation Summary			Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (49.50 x 640)		31,680		31,680	3,168	28,512
	LOAF	Loafing Shed	62x16x8		Formed Metal	992
	Qual	3	Cond 3	Year 2023	Eff Age 3	
				0		
				0		
Valuation Summary			Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (6.06 x 992)		6,012		6,012	842	5,170
	ASC	Awing/Shelter DOG RUNS	20x10x6		Formed Metal	200
	Qual	3	Cond 3	Year 2019	Eff Age 5	
				0		
				0		
Valuation Summary			Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (3.88 x 200)		776		776	155	621
	ASC	Awing/Shelter DOG RUNS	20x10x6		Formed Metal	200
	Qual	3	Cond 3	Year 2019	Eff Age 5	
				0		
				0		
Valuation Summary			Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (3.88 x 200)		776		776	155	621
	PACN	Paving - Concrete	40x10x0			400
	Qual	3	Cond 3	Year 2019	Eff Age 7	
				0		
				0		
Valuation Summary			Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD
Base Cost (4.17 x 400)		1,668		1,668	634	1,034
	PACN	Paving - Concrete DRIVEWAY	30x20x0			600
	Qual	3	Cond 3	Year 1980	Eff Age 46	
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.14 x 600)		2,484		2,484	1,987	497
	PACN	Paving - Concrete CIRCLE DRIVE	0x0x0			2,600
	Qual	3	Cond 3	Year 1980	Eff Age 46	
				0		
				0		
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (3.83 x 2,600)		9,958		9,958	7,966	1,992