



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image									
Account	300001621				No Image On File									
Parcel ID	0000-03-26N-25W-2-001-00													
Cadastral ID	0000-26N-25W-03-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13044													
76 RANCH LAND COMPANY, LLC														
17142 E 192 RD LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	US HWY 283													
Subdivision														
Lot/Block	/	Parcel Size	154 - Acres											
Sec/Twn/Rng	3 / 26 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.61779443 -99.75429347														
<b>Building Permits</b>														
SEC.3-26-25 LOTS 3-4 S2NW LESS S 100'														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					768/598	BARBY, BEN R.	06/09/2022		04					
					/	BARBY, BEN R.								
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	13,637	13,637	12%	1,636	Assessed	1,636	109.92					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	13,637	13,637		1,636	Total Taxable	1,636	110.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001621	76 RANCH LAND COMPANY, LLC	101	13,637	0	1,636	110.00							
2024	2024-300001621	76 RANCH LAND COMPANY, LLC	101	13,637	0	1,636	109.00							
2023	2023-300001621	76 RANCH LAND COMPANY, LLC	101	13,637	0	1,636	110.00							
2022	2022-300001621	76 RANCH LAND COMPANY, LLC	101	13,260	0	1,591	108.00							
2021	2021-300001621	BARBY, BEN R.	101	13,260	0	1,591	110.00							
2020	2020-300001621	BARBY, BEN R.	101	13,260	0	1,591	108.00							
2019	2019-0001621	BARBY, BEN R.	101	13,260		1,591	95.00							
2018	2018-0001621	BARBY, BEN R.	101	13,260		1,591	95.00							
2017	2017-0001621	BARBY, BEN R.	101	13,260		1,591	95.00							
2016	2016-0001621	BARBY, BEN R.	101	13,260		1,591	95.00							
2015	2015-0001621	BARBY, BEN R.	101	13,260		1,591	95.00							
2014	2014-0001621	BARBY, BEN R.	101	13,260		1,591	95.00							
2013	2013-0001621	BARBY, BEN R.	101	13,260		1,591	95.00							



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 13,637 Site Improvements Total Value 13,637 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
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 /								
<b>Cost Approach</b>		<b>Manual :</b>						
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					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300001621

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LA	LAS ANIMAS SOILS	NP	43			15.145	138	138	2,084	2,084
PC	PRATT LOAMY BILLOWY	NP	37			75.219	118	118	8,906	8,906
TD	TIVOLI FINE SAND	NP	13			63.636	42	42	2,647	2,647
<b>NP Totals</b>						154.000			13,637	13,637
<b>Total Agland</b>						154.000			13,637	13,637