



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:13:57
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Assessment Data					Primary Image									
Account	300001625				No Image On File									
Parcel ID	0000-04-26N-25W-1-001-00													
Cadastral ID	0000-26N-25W-04-1-001-00													
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														
Parcel Location														
Situs	US HWY 283													
Subdivision														
Lot/Block	/	Parcel Size	315 - Acres											
Sec/Twn/Rng	4 / 26 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.61735944 -99.74984480														
Building Permits														
SEC.4-26-25 LOTS 1-2-3-4; S2N2														
<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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					768/598	BARBY, BEN R.	06/09/2022		04					
					/	BARBY, BEN R.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	28,501	28,501	12%	3,420	Assessed	3,420	229.79					
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	28,501	28,501		3,420	Total Taxable	3,420	230.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001625	76 RANCH LAND COMPANY, LLC	101	28,501	0	3,420	230.00							
2024	2024-300001625	76 RANCH LAND COMPANY, LLC	101	28,501	0	3,420	227.00							
2023	2023-300001625	76 RANCH LAND COMPANY, LLC	101	28,501	0	3,420	230.00							
2022	2022-300001625	76 RANCH LAND COMPANY, LLC	101	29,660	0	3,559	241.00							
2021	2021-300001625	BARBY, BEN R.	101	29,660	0	3,559	246.00							
2020	2020-300001625	BARBY, BEN R.	101	29,660	0	3,559	241.00							
2019	2019-0001625	BARBY, BEN R.	101	29,660		3,559	212.00							
2018	2018-0001625	BARBY, BEN R.	101	29,660		3,559	212.00							
2017	2017-0001625	BARBY, BEN R.	101	29,660		3,559	212.00							
2016	2016-0001625	BARBY, BEN R.	101	29,660		3,559	212.00							
2015	2015-0001625	BARBY, BEN R.	101	29,660		3,559	212.00							
2014	2014-0001625	BARBY, BEN R.	101	29,660		3,559	212.00							
2013	2013-0001625	BARBY, BEN R.	101	29,660		3,559	212.00							



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		28,501						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	28,501 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300001625

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LA	LAS ANIMAS SOILS	NP	43			94.072	138	138	12,944	12,944
LC	LINCOLN SOILS	NP	23			208.081	74	74	15,315	15,315
PC	PRATT LOAMY BILLOWY	NP	37			1.285	118	118	152	152
TD	TIVOLI FINE SAND	NP	13			2.154	42	42	90	90
W	WATER	NP	0			9.407	0	0	0	0
NP Totals						315.000			28,501	28,501
Total Agland						315.000			28,501	28,501