



# 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	300001627				No Image On File				
Parcel ID	0000-05-26N-25W-1-002-00								
Cadastral ID	0000-26N-25W-05-1-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	101 - 1R-LAVERNE								
Name ID	25314								
76 RANCH LAND CO, LLC AND BEN BARBY									
17142 E 192 RD LAVERNE OK 73848-									
<b>Parcel Location</b>									
Situs	N 174 RD								
Subdivision									
Lot/Block	/	Parcel Size	560 - Acres						
Sec/Twn/Rng	5 / 26 / 25 / 1								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
<b>Legal Description</b> Lat/Long: 36.61564299 -99.74585349									
SEC.5-26-25 LOTS 1-2-3; S2N2; N2SW4;SW4SW4; SE4 BOOK 764 PAGE 655 BOOK 756 PGE 663					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					775/49 /	76 RANCH LAND CO, LLC & BARBY, RUSSELL L. JR. (TRUST)	04/04/2023		04
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	35,880	35,880	12%	4,306	Assessed	4,306	289.32
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	35,880	35,880		4,306	Total Taxable	4,306	289.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300001627	76 RANCH LAND CO, LLC AND	101	35,880	0	4,306	289.00		
2024	2024-300001627	76 RANCH LAND CO, LLC AND	101	35,880	0	4,306	286.00		
2023	2023-300001627	76 RANCH LAND CO, LLC AND	101	35,880	0	4,306	289.00		
2022	2022-300001627	76 RANCH LAND CO, LLC &	101	36,125	0	4,335	293.00		
2021	2021-300001627	BARBY, RUSSELL L. JR. (TRUST)	101	36,125	0	4,335	299.00		
2020	2020-300001627	BARBY, RUSSELL L. JR. (TRUST)	101	36,125	0	4,335	294.00		
2019	2019-0001627	BARBY, RUSSELL L. JR. (TRUST)	101	36,125		4,335	259.00		
2018	2018-0001627	BARBY, RUSSELL L. JR. TRUST	101	36,125		4,335	259.00		
2017	2017-0001627	BARBY, RUSSELL L. JR. TRUST	101	36,125		4,335	259.00		
2016	2016-0001627	BARBY, RUSSELL L. JR. TRUST	101	36,125		4,335	259.00		
2015	2015-0001627	BARBY, RUSSELL L. JR. TRUST	101	36,125		4,335	259.00		
2014	2014-0001627	BARBY, RUSSELL L. JR. TRUST	101	36,125		4,335	259.00		
2013	2013-0001627	BARBY, RUSSELL L. JR. TRUST	101	36,125		4,335	259.00		



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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				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
<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>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>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 35,880 Site Improvements Total Value 35,880 0.00 Total Value Per SqFt							
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

300001627

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			346.002	74	74	25,466	25,466
PC	PRATT LOAMY BILLOWY	NP	37			10.882	118	118	1,288	1,288
PE	PRATT LOAMY DUNED	NP	20			49.655	64	64	3,178	3,178
TD	TIVOLI FINE SAND	NP	13			142.992	42	42	5,948	5,948
W	WATER	NP	0			10.469	0	0	0	0
<b>NP Totals</b>						560.000			35,880	35,880
<b>Total Agland</b>						560.000			35,880	35,880