



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:14:09
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Assessment Data					Primary Image																																																																																																																				
Account 300001639 Parcel ID 0000-07-26N-25W-4-001-00 Cadastral ID 0000-26N-25W-07-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13045 LAZY 76 RANCH, LLC 17301 E 19 RD LAVERNE OK 73848-0000 Parcel Location Situs E 19 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 7 / 26 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-07-26N-25W-4-001-00-001 6/22/2022 ACCT. #1639</p> <p>OLD GARAGE 6/23/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.74259459 -99.89566346 SEC 7-26-25 S2SW4SE4 BK 716 PG 375																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

OLD GARAGE 6/23/2022

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	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	+ 11,750
Total Area	x 0	Indicated Value	= 11,750
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	11,750		
Indicated Value	11,750	0.00	Per SqFt
Agland Value	1,283		
Site Improvements	7,736		
Total Value	20,769	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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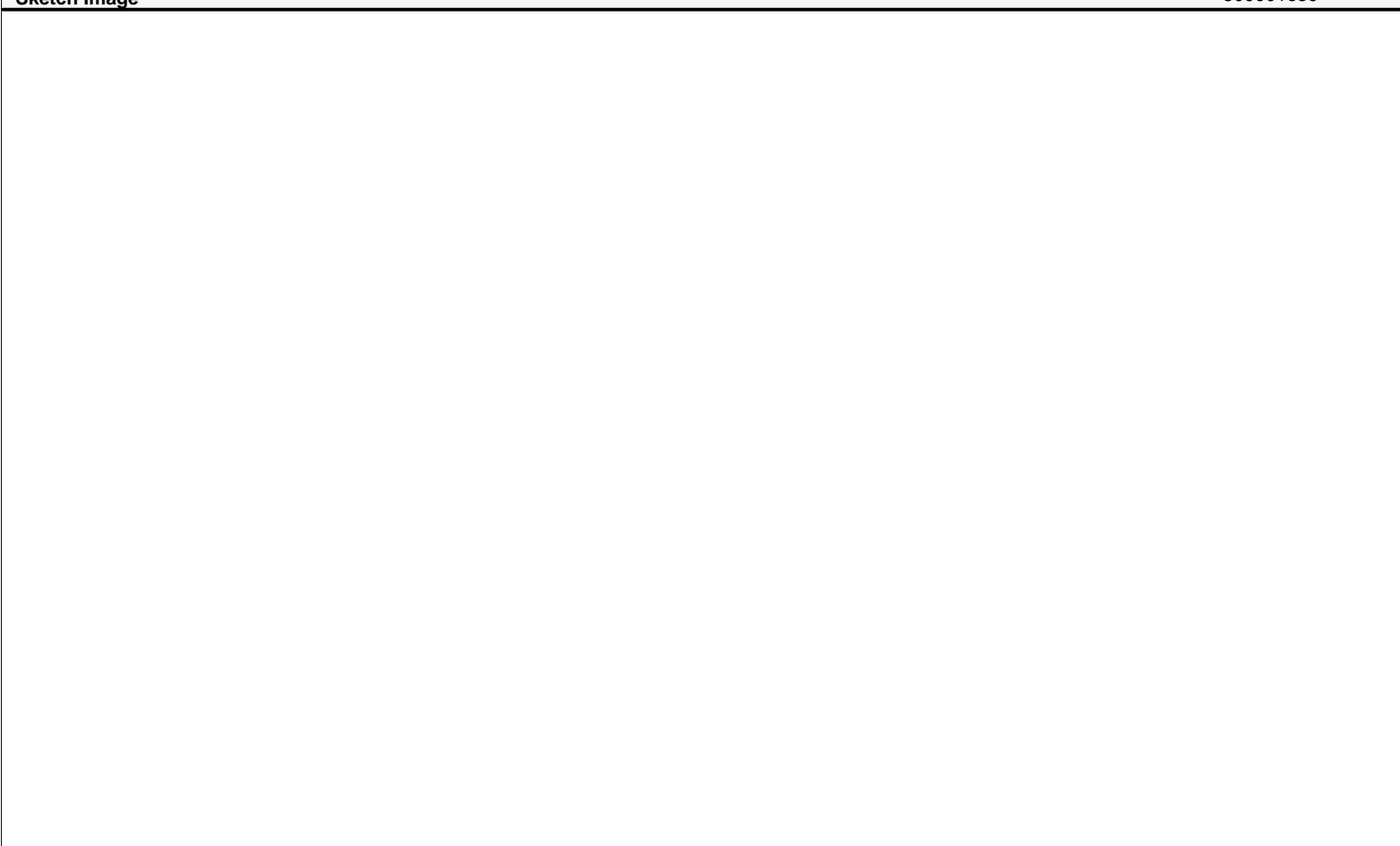
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Sketch Image

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal / OLD GARAGE	52x28x10		Galvanized Metal	1,456	
	Qual	2	Cond 2	Year 1951	Eff Age 90		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (14.60 x 1,456)		21,258		21,258	17,006	4,252
	SHDS	Yard Shed - Metal / BAD SHAPE	32x28x12		Galvanized Metal	896	
	Qual	2	Cond 2	Year 1951	Eff Age 90		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (14.80 x 896)		13,261		13,261	10,609	2,652
	PACN	Paving - Concrete / EAST OF SHED	18x8x0			144	
	Qual	2	Cond 2	Year 1951	Eff Age 90		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.74 x 144)		827		827	662	165
	PACN	Paving - Concrete / Driveway west of she	18x18x0			324	
	Qual	2	Cond 2	Year 1951	Eff Age 90		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (3.73 x 324)		1,209		1,209	967	242
	PACN	Paving - Concrete / Sidewalk west Shed	30x8x0			240	
	Qual	2	Cond 2	Year 1951	Eff Age 90		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.51 x 240)		1,082		1,082	866	216
	PACN	Paving - Concrete / slab North Sidewalk	22x10x0			220	
	Qual	2	Cond 2	Year 1951	Eff Age 90		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.76 x 220)		1,047		1,047	838	209



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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
PA	PRATT BILLOWY	NP	48			4.264	154	154	655	655
PC	PRATT LOAMY BILLOWY	NP	37			3.081	118	118	365	365
PD	PRATT LOAMY HUMMOCKY	NP	31			2.655	99	99	263	263
NP Totals						10.000			1,283	1,283
Total Agland						10.000			1,283	1,283