



# 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	300001692													
Parcel ID	0000-20-26N-25W-2-001-00													
Cadastral ID	0000-26N-25W-20-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13071													
BLUE BAY FARMS, LLC														
167150 EW 18 RD LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	N 174 RD													
Subdivision														
Lot/Block	/	Parcel Size	78.31 - Acres											
Sec/Twn/Rng	20 / 26 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
1 7/5/2022														
<b>Legal Description</b> Lat/Long: 36.70525604 -99.90053386														
SEC.20-26-25 S2NW4 LESS 2.00 A TRACT & 5.69 AC TRACT; TRACT IN E2SW 6 ACRES BOOK 664 PAGES 740														
<b>Building Permits</b>														
<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 colspan="5"> </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					
					664/740	ANR PIPELINE COMPANY	11/30/2010	53,500	Q					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	18,061	18,061	12%	2,167	Assessed	5,437	365.31					
Year Frozen		Improvements	28,694	27,252		3,270	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	46,755	45,313	5,437	Total Taxable	5,437	365.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001692	BLUE BAY FARMS, LLC	101	46,755	0	5,279	355.00							
2024	2024-300001692	BLUE BAY FARMS, LLC	101	47,190	0	5,125	341.00							
2023	2023-300001692	BLUE BAY FARMS, LLC	101	43,414	0	4,976	334.00							
2022	2022-300001692	BLUE BAY FARMS, LLC	101	40,262	0	4,831	327.00							
2021	2021-300001692	BLUE BAY FARMS, LLC	101	40,262	0	4,831	334.00							
2020	2020-300001692	BLUE BAY FARMS, LLC	101	40,262	0	4,831	327.00							
2019	2019-0001692	BLUE BAY FARMS, LLC	101	40,262		4,831	288.00							
2018	2018-0001692	BLUE BAY FARMS, LLC	101	40,706		4,885	292.00							
2017	2017-0001692	BLUE BAY FARMS, LLC	101	40,706		4,885	292.00							
2016	2016-0001692	BLUE BAY FARMS, LLC	101	40,706		4,885	292.00							
2015	2015-0001692	BLUE BAY FARMS, LLC	101	40,706		4,885	292.00							
2014	2014-0001692	BLUE BAY FARMS, LLC	101	40,706		4,885	292.00							
2013	2013-0001692	BLUE BAY FARMS, LLC	101	40,706		4,885	292.00							



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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



Residential Data	
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	/

1 7/5/2022

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	-

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	18,061
Site Improvements	27,692
Total Value	45,753 0.00 Total Value Per SqFt

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



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	BNGP	Utility Building	40x30x14	Concrete	Formed Metal	1,200		
	Qual	4.5	Cond	4	Year	2006	Eff Age	16
								0
								0
								0
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (36.63 x 1,200)	43,956		43,956	16,264	27,692	



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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
MD	MANSKER LOAM 1-3%	CR	39			23.400	199	199	4,645	4,645
PA	PRATT BILLOWY	CR	48			54.910	244	244	13,416	13,416
<b>CR Totals</b>						78.310			18,061	18,061
<b>Total Agland</b>						78.310			18,061	18,061