



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 300001936 Parcel ID 0000-12-26N-26W-4-001-00 Cadastral ID 0000-26N-26W-12-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13210 LAZY 76 RANCH, LLC AND CONI RUTH TONEY 17301 E 19 RD LAVERNE OK 73848-0000 Parcel Location Situs E 19 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 12 / 26 / 26 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE			SKETCH OF HOUSE / SHED 9/20/2023																				
Legal Description Lat/Long: 36.74820381 -99.89100502 SEC.12-26-26 S2SW4SE4 BOOK 753 PAGE 468 BOOK 695 PAGE 299	Building Permits <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															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>LAZY 76 RANCH, LLC &</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Bk/Pg	Grantor	Date	Price	Code	/	LAZY 76 RANCH, LLC &			
Code	Type	Active	Maximum	Exemption																			
Bk/Pg	Grantor	Date	Price	Code																			
/	LAZY 76 RANCH, LLC &																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value 8,266	3,364	12%	404	Assessed	18,660	1,253.77	
Year Frozen		Improvements 176,398	152,135		18,256	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 184,664	155,499		18,660	Total Taxable	18,660	1,254.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300001936	LAZY 76 RANCH, LLC AND	101	182,382	0	18,117	1,217.00	
2024	2024-300001936	LAZY 76 RANCH, LLC &	101	154,966	0	17,589	1,170.00	
2023	2023-300001936	LAZY 76 RANCH, LLC &	101	142,304	0	17,077	1,147.00	
2022	2022-300001936	LAZY 76 RANCH, LLC &	101	3,221	0	387	26.00	
2021	2021-300001936	LAZY 76 RANCH, LLC &	101	3,221	0	387	27.00	
2020	2020-300001936	LAZY 76 RANCH, LLC &	101	3,221	0	387	26.00	
2019	2019-0001936	LAZY 76 RANCH, LLC &	101	3,221		387	23.00	
2018	2018-0001936	LAZY 76 RANCH, LLC &	101	3,221		387	23.00	
2017	2017-0001936	LAZY 76 RANCH, LLC &	101	3,221		387	23.00	
2016	2016-0001936	LAZY 76 RANCH, LLC &	101	3,221		387	23.00	
2015	2015-0001936	LAZY 76 RANCH, LLC &	101	3,221		387	23.00	
2014	2014-0001936	LAZY 76 RANCH, LLC &	101	3,221		387	23.00	
2013	2013-0001936	LENZ, GEORGE R., JR	101	3,221		387	23.00	



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		<p>SKETCH OF HOUSE / SHED 9/20/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	50% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,000
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	2,000 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2022 / 6

Cost Approach		Manual :	
Base Cost	58.88	Total Misc Impr	+ 3,347
Roofing Adj	+ 3.28	Garage Cost	+ 34,204
Subfloor Adj	+ 0.00	Total RCN	= 180,251
Heat/Cool Adj	+ 8.07	Depreciation (6%)	- 10,815
Plumbing Adj	+ 1.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,436
Adj Base Cost	= 71.35	Lot Value	+ 5,000
Total Area	x 2,000	Indicated Value	= 174,436
Adjusted Cost	= 142,700	Value Per SqFt	87.22

SKETCH OF HOUSE / SHED 9/20/2023

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		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,436		
Lot Value	5,000		
Indicated Value	174,436	87.22	Per SqFt
Agland Value	3,266		
Site Improvements	6,962		
Total Value	184,664	92.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	13363	40x8		320	10.46		3,347



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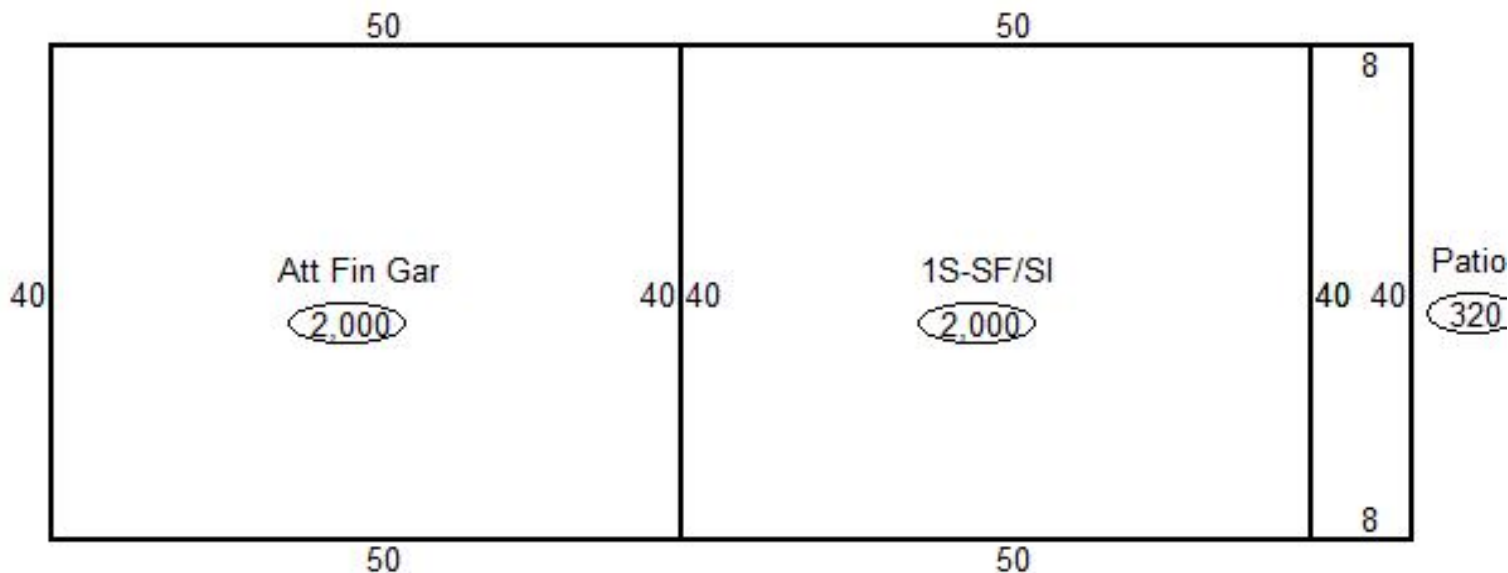
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,000	1.000	2,000
2	G	5		20	Att Fin Gar	2,000	1.000	2,000
3	M	PATC		20	Patio	320	1.000	320
Total Building Area						2,000		2,000



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete B COURT	30x30x0			900	
	Qual	3	Cond 3	Year 2021	Eff Age 5		
	Valuation Summary			Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
		Base Cost (4.10 x 900)	3,690		3,690	996	2,694
	PATC	Patio - Covered	40x12x0		Formed Metal	480	
	Qual	3	Cond 3	Year 2021	Eff Age 5		
	Valuation Summary			Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
		Base Cost (12.18 x 480)	5,846		5,846	1,578	4,268



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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
LC	LINCOLN SOILS	NP	23			7.769	74	74	572	572
PA	PRATT BILLOWY	CR	48			1.852	244	244	452	452
PA	PRATT BILLOWY	NP	48			1.491	154	154	229	229
PC	PRATT LOAMY BILLOWY	NP	37			.133	118	118	16	16
SD	SPUR LOAM	CR	70			.270	356	356	96	96
SD	SPUR LOAM	NP	70			8.485	224	224	1,901	1,901
NP Totals						20.000			3,266	3,266
Total Agland						20.000			3,266	3,266