



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	300001941													
Parcel ID	0000-14-26N-26W-1-002-00													
Cadastral ID	0000-26N-26W-14-1-002-00													
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	17142 E 192 RD													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	14 / 26 / 26 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 7/18/2022														
Legal Description Lat/Long: 36.73529489 -99.91842512														
SEC.14-26-26 NW4 BOOK 764 PAGE 651														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
764/651	BARBY, RUSSELL L. JR.	12/08/2021	0	04										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2022	Land Value	27,853	27,853	12%	3,342	Assessed	27,714 1,862.10						
Year Frozen		Improvements	223,977	203,092		24,372	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	251,830	230,945		27,714	Total Taxable	27,714 1,862.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001941	76 RANCH LAND COMPANY, LLC	101	251,830	0	26,905	1,808.00							
2024	2024-300001941	76 RANCH LAND COMPANY, LLC	101	268,433	0	26,123	1,737.00							
2023	2023-300001941	76 RANCH LAND COMPANY, LLC	101	239,913	0	25,362	1,703.00							
2022	2022-300001941	76 RANCH LAND COMPANY, LLC	101	205,194	0	24,623	1,667.00							
2021	2021-300001941	BARBY, RUSSELL JR.	101	205,194	1000	21,159	1,461.00							
2020	2020-300001941	BARBY, RUSSELL JR.	101	205,194	1000	20,513	1,390.00							
2019	2019-0001941	BARBY, RUSSELL JR.	101	211,181		19,887	1,187.00							
2018	2018-0001941	BARBY, RUSSELL JR.	101	214,175		19,278	1,151.00							
2017	2017-0001941	BARBY, RUSSELL JR.	101	204,272		18,688	1,115.00							
2016	2016-0001941	BARBY, RUSSELL JR.	101	209,799		18,114	1,081.00							
2015	2015-0001941	BARBY, RUSSELL JR.	101	207,945		17,558	1,048.00							
2014	2014-0001941	BARBY, RUSSELL JR.	101	191,863		17,017	1,016.00							
2013	2013-0001941	BARBY, RUSSELL JR.	101	196,455		16,493	984.00							



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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>0000-14-26N-26W-1-002-00 7/15/2022 ACCT. #1941</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	3,428 / 3,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	651 Attached Garage - Finished
Remodel	ROOF -
Year/Eff Age	1984 / 42



HOUSE 7/18/2022

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	81.90	Total Misc Impr	+ 15,727
Roofing Adj	+ 4.18	Garage Cost	+ 21,005
Subfloor Adj	+ 0.00	Total RCN	= 381,932
Heat/Cool Adj	+ 10.77	Depreciation (48%)	- 183,327
Plumbing Adj	+ 3.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 198,605
Adj Base Cost	= 100.70	Lot Value	+ 5,000
Total Area	x 3,428	Indicated Value	= 203,605
Adjusted Cost	= 345,200	Value Per SqFt	59.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,605		
Lot Value	5,000		
Indicated Value	203,605	59.39	Per SqFt
Agland Value	22,853		
Site Improvements	22,539		
Total Value	248,997	72.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATO	Raised Slab Porch - Open	977	11x11		121	9.61		1,163
PRCH	Slab Porch - Covered	978	5x5		25	22.87		572
WODC	Wood Deck - Covered	8577	364		364	25.30		9,209



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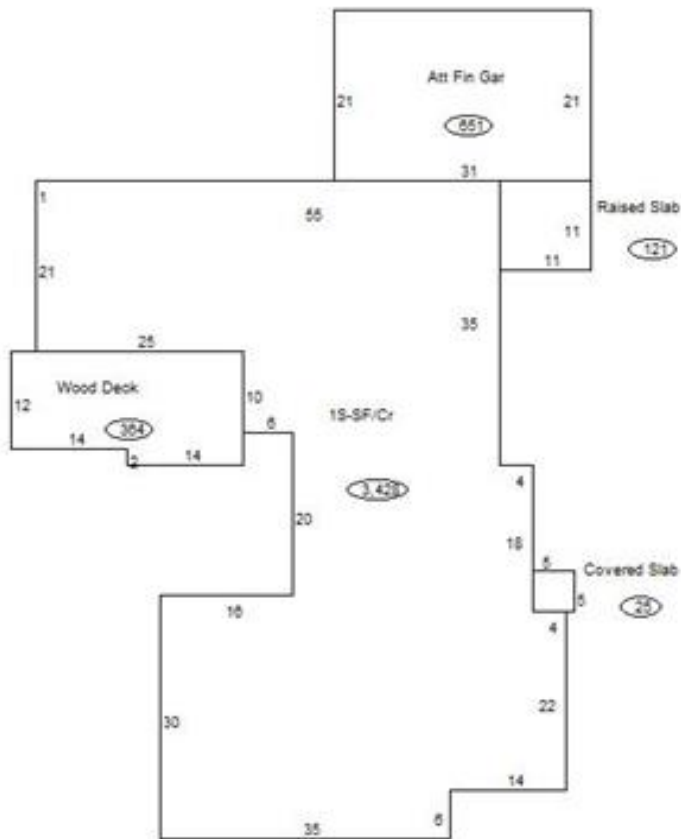
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	3,428	1.000	3,428
2	G	5		20	Att Fin Gar	651	1.000	651
3	M	PATO		20	Raised Slab	121	1.000	121
4	M	PRCH		20	Covered Slab	25	1.000	25
5	M	WODC		20	Wood Deck	364	1.000	364
Total Building Area						3,428		3,428



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	40x8x6		Formed Metal	320
	Qual 2	Cond 3	Year 2000	Eff Age	26	
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (16.60 x 320)		5,312		5,312	3,718	1,594
	UTIL	Utility Building	25x30x12		Formed Metal	750
	Qual 2	Cond 3	Year 1990	Eff Age	36	
Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)		RCNLD
Base Cost (26.44 x 750)		19,830		19,830	12,295	7,535
	SHDS	Yard Shed - Wood	18x16x6		Formed Metal	288
	Qual 2	Cond 3	Year 1984	Eff Age	42	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (15.83 x 288)		4,559		4,559	3,647	912
	LOAF	Loafing Shed	35x40x16		Galvanized Metal	1,400
	Qual 2	Cond 3	Year 1984	Eff Age	42	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.04 x 1,400)		7,056		7,056	5,645	1,411
	SHDS	Shed - Small	100x40x10		Galvanized Metal	4,000
	Qual 2	Cond 3	Year 1984	Eff Age	42	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (13.26 x 4,000)		53,040		53,040	42,432	10,608
	PACN	Paving - Concrete / FRONT SIDEWALK	22x4x0			88
	Qual 3	Cond 3	Year 1984	Eff Age	42	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (7.24 x 88)		637		637	510	127
	PACN	Paving - Concrete / SOUTH SIDEWALK	22x4x0			88
	Qual 3	Cond 3	Year 1984	Eff Age	42	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (7.24 x 88)		637		637	510	127



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / EAST LONG SIDEWALK	50x4x0			200
	Qual 3	Cond 3	Year 1984	Eff Age 42		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.63 x 200)	1,126		1,126	901
				225



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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
LA	LAS ANIMAS SOILS	NP	43			32.727	138	138	4,503	4,503
LC	LINCOLN SOILS	NP	23			41.978	74	74	3,090	3,090
PC	PRATT LOAMY BILLOWY	CR	37			.016	188	188	3	3
PC	PRATT LOAMY BILLOWY	NP	37			26.726	118	118	3,164	3,164
PD	PRATT LOAMY HUMMOCKY	NP	31			6.587	99	99	653	653
SD	SPUR LOAM	CR	70			.174	356	356	62	62
SD	SPUR LOAM	NP	70			50.793	224	224	11,378	11,378
NP Totals						159.000			22,853	22,853
Total Agland						159.000			22,853	22,853