



# 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	300001949				No Image On File				
Parcel ID	0000-22-26N-26W-1-001-00								
Cadastral ID	0000-26N-26W-22-1-001-00								
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	2226N26W11								
Subdivision									
Lot/Block	/	Parcel Size	200 - Acres						
Sec/Twn/Rng	22 / 26 / 26 / 1								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
<b>Legal Description</b> Lat/Long: 36.74077427 -99.92067024									
SEC. 22-26-26 N2NW4; SW4NW4; NW4SW4; NW4NE4 BOOK 764 PAGE 655 BOOK 764 PAGE 655					<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 &	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	18,044	18,044	12%	2,165	Assessed	2,165	145.47
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	18,044	18,044		2,165	Total Taxable	2,165	145.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300001949	76 RANCH LAND CO, LLC AND	101	18,044	0	2,165	145.00		
2024	2024-300001949	76 RANCH LAND CO, LLC AND	101	18,044	0	2,165	144.00		
2023	2023-300001949	76 RANCH LAND CO, LLC AND	101	18,044	0	2,165	145.00		
2022	2022-300001949	76 RANCH LAND CO, LLC &	101	18,169	0	2,180	148.00		
2021	2021-300001949	BARBY, RUSSELL L. JR. (TRUST)	101	18,169	0	2,180	151.00		
2020	2020-300001949	BARBY, RUSSELL L. JR. (TRUST)	101	18,169	0	2,180	148.00		
2019	2019-0001949	BARBY, RUSSELL L. JR. (TRUST)	101	18,169		2,180	130.00		
2018	2018-0001949	BARBY, RUSSELL L. JR TRUST	101	18,169		2,180	130.00		
2017	2017-0001949	BARBY, RUSSELL L. JR TRUST	101	18,169		2,180	130.00		
2016	2016-0001949	BARBY, RUSSELL L. JR TRUST	101	18,169		2,180	130.00		
2015	2015-0001949	BARBY, RUSSELL L. JR TRUST	101	18,169		2,180	130.00		
2014	2014-0001949	BARBY, RUSSELL L. JR TRUST	101	18,169		2,180	130.00		
2013	2013-0001949	BARBY, RUSSELL L. JR TRUST	101	18,169		2,180	130.00		



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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								
<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			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 18,044			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 18,044 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
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

300001949

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			60.521	74	74	4,454	4,454
MG	MANSKER-POTTER 5-20%	NP	15			26.018	48	48	1,249	1,249
PC	PRATT LOAMY BILLOWY	NP	37			56.554	118	118	6,696	6,696
PD	PRATT LOAMY HUMMOCKY	NP	31			56.907	99	99	5,645	5,645
<b>NP Totals</b>						200.000			18,044	18,044
<b>Total Agland</b>						200.000			18,044	18,044