



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:13  
 Page 1

Assessment Data					Primary Image									
Account	300002928				No Image On File									
Parcel ID	0000-32-27N-25W-4-001-00													
Cadastral ID	0000-27N-25W-32-4-001-00													
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	3227N25W41													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	32 / 27 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.61749357 -99.75705404														
<b>Building Permits</b>														
SEC.32-27-25 SE4														
<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					
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 COMPANY, LLC, ETA	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	16,451	16,451	12%	1,974	Assessed	1,974	132.63					
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	16,451	16,451	1,974	Total Taxable	1,974	133.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002928	76 RANCH LAND CO, LLC AND	101	16,451	0	1,974	133.00							
2024	2024-300002928	76 RANCH LAND CO, LLC AND	101	16,451	0	1,974	131.00							
2023	2023-300002928	76 RANCH LAND CO, LLC AND	101	16,451	0	1,974	133.00							
2022	2022-300002928	76 RANCH LAND COMPANY, LLC, ETAL	101	17,120	0	2,054	139.00							
2021	2021-300002928	BARBY, RUSSELL L. JR., ETAL	101	17,120	0	2,054	142.00							
2020	2020-300002928	BARBY, RUSSELL L. JR., ETAL	101	17,120	0	2,054	139.00							
2019	2019-0002928	BARBY, RUSSELL L. JR., ETAL	101	17,120		2,054	123.00							
2018	2018-0002928	BARBY, RUSSELL L. JR., ETAL	101	17,120		2,054	123.00							
2017	2017-0002928	BARBY, RUSSELL L. JR., ETAL	101	17,120		2,054	123.00							
2016	2016-0002928	BARBY, RUSSELL L. JR., ETAL	101	17,120		2,054	123.00							
2015	2015-0002928	BARBY, RUSSELL L. JR.	101	17,120		2,054	123.00							
2014	2014-0002928	BARBY, RUSSELL L. JR.	101	17,120		2,054	123.00							
2013	2013-0002928	BARBY, RUSSELL L. JR.	101	17,120		2,054	123.00							



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:13  
 Page 2

Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method								
Base Lot Value								
Factor Value		<b>GRM Approach</b>						
Adjustments		GRM Code						
Lot Value		Gross Rent						
<b>Residential Data</b>		Indicated Value						
Type		<b>Multiple Regression</b>						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		<b>Direct Comparables</b>						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	<b>Value Reconciliation</b>						
Bed/F/H Bath	/ /	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
<b>Cost Approach</b>		Agland Value						
Manual :		16,451						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	16,451 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation ( 0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:32:13  
Page 3

### Agland Inventory

300002928

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LA	LAS ANIMAS SOILS	NP	43			6.637	138	138	913	913
LC	LINCOLN SOILS	NP	23			41.063	74	74	3,022	3,022
PC	PRATT LOAMY BILLOWY	NP	37			105.529	118	118	12,495	12,495
TD	TIVOLI FINE SAND	NP	13			.500	42	42	21	21
W	WATER	NP	0			6.271	0	0	0	0
<b>NP Totals</b>						160.000			16,451	16,451
<b>Total Agland</b>						160.000			16,451	16,451