



# 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	300002930				<p>0000-33-27N-25W-1-002-00_007.JPG 7/29/2022</p>									
Parcel ID	0000-33-27N-25W-1-002-00													
Cadastral ID	0000-27N-25W-33-1-002-00													
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														
<b>Parcel Location</b>														
Situs	3327N25W12													
Subdivision														
Lot/Block	/	Parcel Size	480 - Acres											
Sec/Twn/Rng	33 / 27 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.61727392 -99.74911667														
SEC.33-27-25 S2; S2N2														
<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></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					
					768/598	BARBY, BEN R.	06/09/2022		04					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	44,046	44,046	12%	5,286	Assessed	23,736	1,594.82					
Year Frozen		Improvements	55,935	55,935		6,712	Penalty	0						
Uncapped Value	0	Mobile Home	97,819	97,819		11,738	Exemption	0	0.00					
TIF Project ID	0	Total Value	197,800	197,800		23,736	Total Taxable	23,736	1,595.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002930	76 RANCH LAND COMPANY, LLC	101	197,800	0	23,736	1,595.00							
2024	2024-300002930	76 RANCH LAND COMPANY, LLC	101	205,166	0	23,261	1,547.00							
2023	2023-300002930	76 RANCH LAND COMPANY, LLC	101	188,189	0	22,583	1,517.00							
2022	2022-300002930	76 RANCH LAND COMPANY, LLC	101	187,303	0	22,477	1,522.00							
2021	2021-300002930	BARBY, BEN R.	101	187,303	0	22,477	1,552.00							
2020	2020-300002930	BARBY, BEN R.	101	187,303	0	22,477	1,523.00							
2019	2019-0002930	BARBY, BEN R.	101	190,766		22,892	1,366.00							
2018	2018-0002930	BARBY, BEN R.	101	192,242		23,069	1,377.00							
2017	2017-0002930	BARBY, BEN R.	101	195,079		22,999	1,373.00							
2016	2016-0002930	BARBY, BEN R.	101	203,151		22,329	1,333.00							
2015	2015-0002930	BARBY, BEN R.	101	182,359		21,679	1,294.00							
2014	2014-0002930	BARBY, BEN R.	101	142,323		17,079	1,019.00							
2013	2013-0002930	BARBY, BEN R.	101	48,541		5,825	348.00							



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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>0000-33-27N-25W-1-002-00 07/28/22</p> <p>0000-33-27N-25W-1-002-00_007.JPG 7/29/2022</p>

Residential Data	
Type	6 Mobile Home 80 x 32
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,556 / 2,556
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2013 / 13

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		

Cost Approach		Manual :	
Base Cost	42.87	Total Misc Impr	+ 5,980
Roofing Adj	+ 1.98	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 133,371
Heat/Cool Adj	+ 1.45	Depreciation ( 30%)	- 40,011
Plumbing Adj	+ 3.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 93,360
Adj Base Cost	= 49.84	Lot Value	+ 5,000
Total Area	x 2,556	Indicated Value	= 98,360
Adjusted Cost	= 127,391	Value Per SqFt	38.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,360		
Lot Value	5,000		
Indicated Value	98,360	38.48	Per SqFt
Agland Value	39,046		
Site Improvements	62,644		
Total Value	200,050	78.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0		1	1	4,424.56		4,425
WODO	Wood Deck - Open	1549	9x7		63	24.68		1,555



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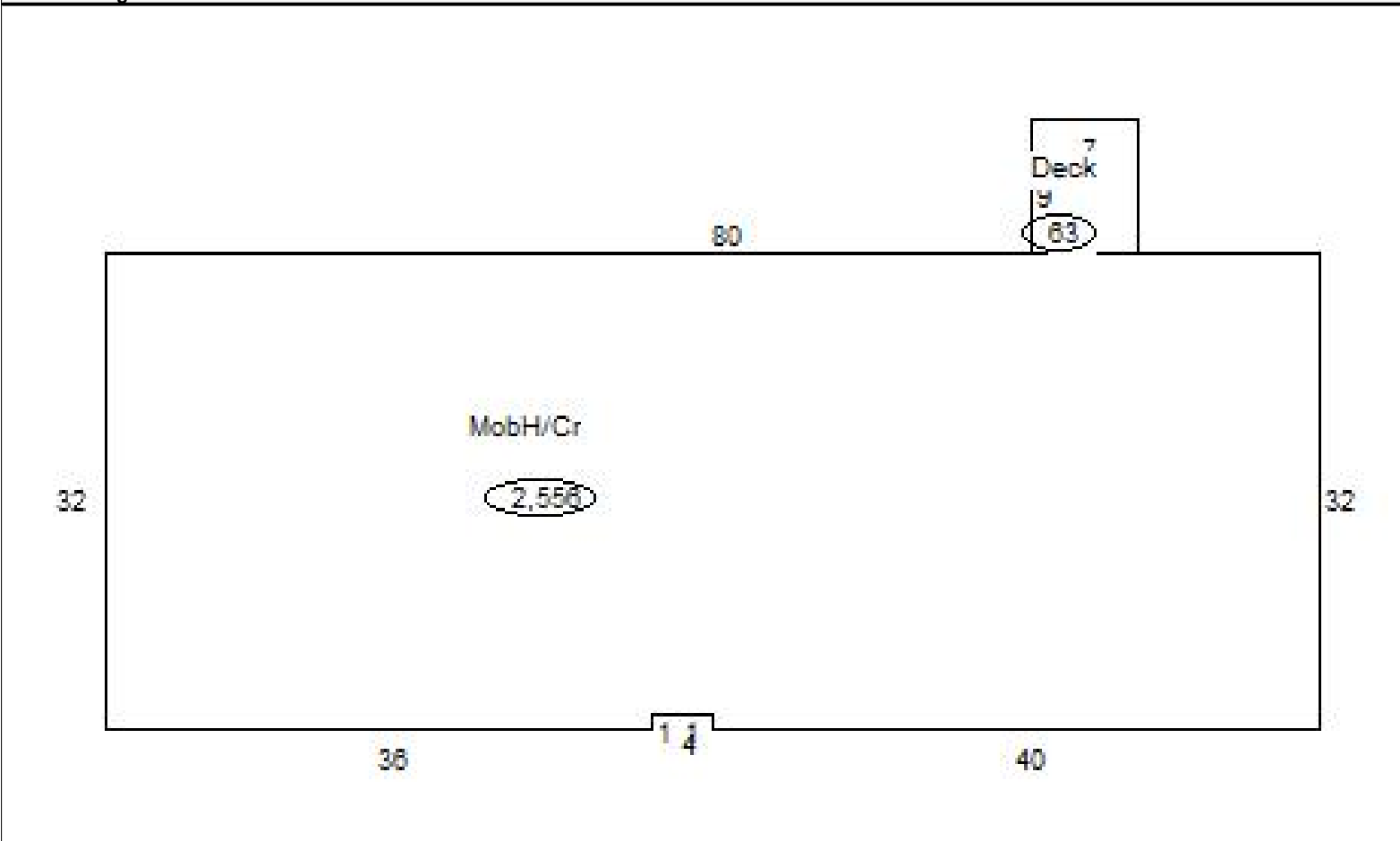
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,556	1.000	2,556
2	M	WODO		20	Deck	63	1.000	63
<b>Total Building Area</b>						2,556		2,556



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x16x8		Formed Metal	320
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.04 x 320)	2,573		2,573	643	1,930
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.46 x 320)	6,227	0	6,227	2,740	3,487
	UTIL	Utility Building	60x30x12	Concrete	Formed Metal	1,800
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.25 x 1,800)	43,650	0	43,650	10,913	32,737
	UTIL	Utility Building	100x40x14	Concrete	Galvanized Metal	4,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.75 x 4,000)	79,000	0	79,000	54,510	24,490



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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			162.104	138	138	22,306	22,306
LC	LINCOLN SOILS	NP	23			7.200	74	74	530	530
PC	PRATT LOAMY BILLOWY	NP	37			41.247	118	118	4,884	4,884
PE	PRATT LOAMY DUNED	NP	20			7.058	64	64	452	452
TD	TIVOLI FINE SAND	NP	13			261.390	42	42	10,874	10,874
<b>NP Totals</b>						479.000			39,046	39,046
<b>Total Agland</b>						479.000			39,046	39,046