



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:44:36
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Assessment Data				Primary Image															
Account	300003809																		
Parcel ID	0000-03-28N-26W-1-001-00																		
Cadastral ID	0000-28N-26W-03-1-001-00																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area	3																
Tax Area	101 - 1R-LAVERNE																		
Name ID	13986																		
BROWN FARM & RANCH, INC.																			
RT 1 BOX 99																			
GATE OK 73844-0000																			
Parcel Location				SHED 7/15/2025															
Situs	328N26W11			0000-03-28N-26W-1-001-00 07/10/25															
Subdivision																			
Lot/Block	/	Parcel Size	164.19 - Acres																
Sec/Twn/Rng	3 / 28 / 26 / 1																		
Neighborhood	1000 - COUNTY																		
School District	1-LAVERN - 1-LAVERNE																		
Legal Description Lat/Long: 36.88149607 -99.93151261				Building Permits															
SEC.3-28-26 LOTS 1-2; S2NE4 BOOK 532 PAGE 339				<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				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	BROWN FARM & RANCH, INC.													
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax											
Remove Cap		Land Value	34,179	34,179	12%	4,101	Assessed	4,809	323.12										
Year Frozen		Improvements	5,903	5,903		708	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	40,082	40,082		4,809	Total Taxable	4,809	323.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300003809	BROWN FARM & RANCH, INC.	101	40,082	0	4,684	315.00												
2024	2024-300003809	BROWN FARM & RANCH, INC.	101	39,757	0	4,548	302.00												
2023	2023-300003809	BROWN FARM & RANCH, INC.	101	39,225	0	4,416	297.00												
2022	2022-300003809	BROWN FARM & RANCH, INC.	101	35,728	0	4,287	290.00												
2021	2021-300003809	BROWN FARM & RANCH, INC.	101	41,458	0	4,975	343.00												
2020	2020-300003809	BROWN FARM & RANCH, INC.	101	41,458	0	4,975	337.00												
2019	2019-0003809	BROWN FARM & RANCH, INC.	101	41,458		4,975	297.00												
2018	2018-0003809	BROWN FARM & RANCH, INC.	101	41,038		4,924	294.00												
2017	2017-0003809	BROWN FARM & RANCH, INC.	101	42,850		5,142	307.00												
2016	2016-0003809	BROWN FARM & RANCH, INC.	101	42,850		5,142	307.00												
2015	2015-0003809	BROWN FARM & RANCH, INC.	101	42,850		5,142	307.00												
2014	2014-0003809	BROWN FARM & RANCH, INC.	101	42,850		5,142	307.00												
2013	2013-0003809	BROWN FARM & RANCH, INC.	101	42,850		5,142	307.00												



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Lot Data	Acres - RURAL COMMERCIAL	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.50 x 5,000.00 = 12,500 Factor Value Adjustments Lot Value 12,500		

Residential Data	
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	/

0000-03-28N-26W-1-001-00	07/10/25
SHEd	7/15/2025

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 12,500
Total Area	x	Indicated Value	= 12,500
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	12,500		
Indicated Value	12,500	0.00	Per SqFt
Agland Value	21,679		
Site Improvements	8,721		
Total Value	42,900	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	40x38x0		Galvanized Metal	1,520
	Qual	3	Cond 3	Year 1970	Eff Age 56	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (16.36 x 1,520)	24,867		24,867	19,894
	SHDS	Shed - Metal Roof/OLD HOUSE	40x26x0		Galvanized Metal	1,040
	Qual	3	Cond 3	Year 1950	Eff Age 76	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (18.02 x 1,040)	18,741		18,741	14,993



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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
CA	CAREY SILT 1-3%	NP	50			20.779	160	160	3,325	3,325
MG	MANSKER-POTTER 5-20%	NP	15			29.798	48	48	1,430	1,430
PD	PRATT LOAMY HUMMOCKY	NP	31			11.182	99	99	1,109	1,109
QC	QUINLAN-WDWARD 5-12%	NP	14			14.486	45	45	649	649
SD	SPUR LOAM	CR	70			.113	356	356	40	40
SD	SPUR LOAM	NP	70			51.643	224	224	11,568	11,568
WB	WOODWARD 3-8%	NP	33			33.689	106	106	3,558	3,558
NP Totals						161.690			21,679	21,679
Total Agland						161.690			21,679	21,679