



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 300003810 Parcel ID 0000-03-28N-26W-1-002-00 Cadastral ID 0000-28N-26W-03-1-002-00 Property Type REAL - Real Property Property Class RR 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 Situs 00537 171 RD N Subdivision Lot/Block / Parcel Size 2.41 - Acres Sec/Twn/Rng 3 / 28 / 26 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>FRONT OF HOUSE 6/17/2025</p>																								
Legal Description Lat/Long: 36.87398233 -99.97625085 SEC.3-28-26 TRACT IN NE4 (300'X350') BOOK 745 PAGE 602																													
Exemptions					Building Permits																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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					
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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	2021	Land Value	6,058	6,058	12%	727	Assessed	11,714	787.06																				
Year Frozen		Improvements	98,409	91,561		10,987	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	104,467	97,619		11,714	Total Taxable	11,714	787.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300003810	BROWN FARM & RANCH, INC.			101	104,467	0	11,156	750.00																				
2024	2024-300003810	BROWN FARM & RANCH, INC.			101	107,448	0	10,625	707.00																				
2023	2023-300003810	BROWN FARM & RANCH, INC.			101	100,846	0	10,120	680.00																				
2022	2022-300003810	BROWN FARM & RANCH, INC.			101	94,333	0	9,637	652.00																				
2021	2021-300003810	BROWN FARM & RANCH, INC.			101	68,913	0	8,270	571.00																				
2020	2020-300003810	BROWN FARM & RANCH, INC.			101	85,692	0	7,876	534.00																				
2019	2019-0003810	BROWN FARM & RANCH, INC.			101	85,692		6,500	388.00																				
2018	2018-0003810	BROWN, KIM D.			101	85,692		6,282	375.00																				
2017	2017-0003810	BROWN, KIM D.			101	83,149		6,070	362.00																				
2016	2016-0003810	BROWN, KIM D.			101	84,607		5,865	350.00																				
2015	2015-0003810	BROWN, KIM D.			101	82,135		5,665	338.00																				
2014	2014-0003810	BROWN, KIM D.			101	79,349		5,471	327.00																				
2013	2013-0003810	BROWN, KIM D.			101	70,245		3,170	189.00																				



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.41 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.41 x 2,513.69 = 6,058 Factor Value Adjustments Lot Value 6,058		<p>0000-03-28N-26W-1-002-00 06/16/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	81% Two Story 19% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,520 / 2,560
Style	81% Two Story - 19% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 / 1
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	600 Built-In Garage
Remodel	ROOF -
Year/Eff Age	1965 / 60



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	57.36	Total Misc Impr	+ 4,305
Roofing Adj	+ 2.24	Garage Cost	+ 9,761
Subfloor Adj	+ 1.11	Total RCN	= 197,157
Heat/Cool Adj	+ 8.78	Depreciation (67%)	- 132,095
Plumbing Adj	+ 2.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 65,062
Adj Base Cost	= 71.52	Lot Value	+ 6,058
Total Area	x 2,560	Indicated Value	= 71,120
Adjusted Cost	= 183,091	Value Per SqFt	27.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,062		
Lot Value	6,058		
Indicated Value	71,120	27.78	Per SqFt
Agland Value			
Site Improvements	31,338		
Total Value	102,458	40.02	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab Porch - Open	1811	18x5		90	8.72	785
PRCH	Slab Porch - Covered	1814	40x5		200	17.60	3,520



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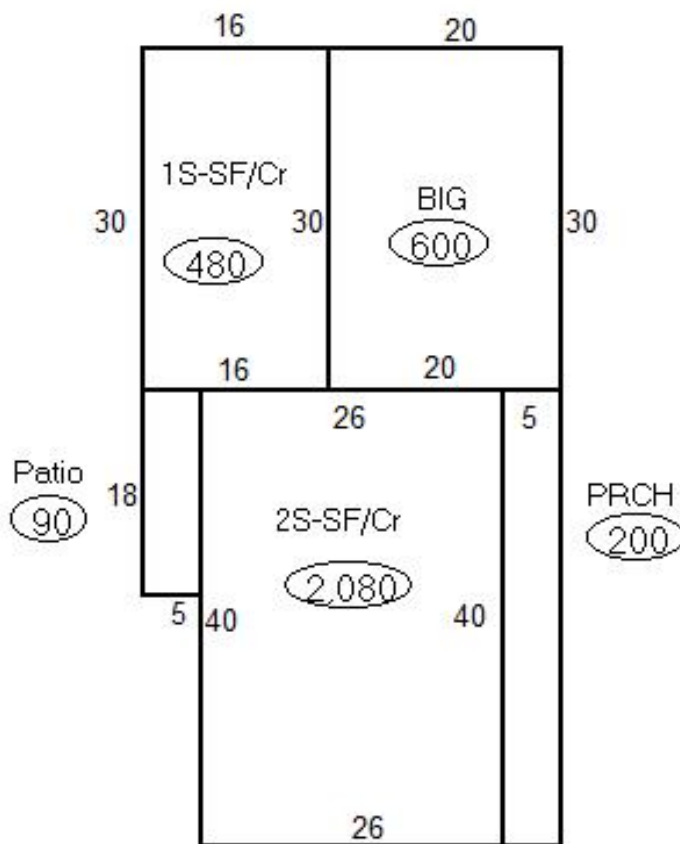
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	90	1.000	90
2	G	8		20	BIG	600	1.000	600
3	R	2	Crawl	20	2S-SF/Cr	1,040	2.000	2,080
4	M	PRCH		20	PRCH	200	1.000	200
5	R	1	Crawl	20	1S-SF/Cr	480	1.000	480
Total Building Area						1,520		2,560



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRNR	Greenhouse - Residential	20x12x8			240	
	Qual 3	Cond 3	Year 2022	Eff Age	3		
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD	
	Base Cost (3.06 x 240)		734		734	44	690
	SHDS	Equipment Shed	32x35x12		Formed Metal	1,120	
	Qual 2	Cond 2	Year 2013	Eff Age	16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (14.39 x 1,120)		16,117		16,117	8,381	7,736
	LNT0	Ag. Lean-To RVAL 2013	32x25x12		Formed Metal	800	
	Qual 3	Cond 3	Year 2013	Eff Age	13		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
	Base Cost (6.65 x 800)		5,320		5,320	2,873	2,447
	PACN	Paving - Concrete Drive-Utility Bldg	20x15x0			300	
	Qual 3	Cond 3	Year 2013	Eff Age	13		
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD	
	Base Cost (4.19 x 300)		1,257		1,257	930	327
	WODO	Wood Deck - Open	16x18x0			288	
	Qual 3	Cond 2	Year 2013	Eff Age	16		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
	Base Cost (14.99 x 288)		4,317		4,317	2,547	1,770
	#N300	3 Storage Tanks - Horizontal	30x14x0			1	
	Qual 3	Cond 3	Year 2010	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (300.00 x 1)		300		300		300
	#N7955	Utility Building from #3809	50x26x12			1	
	Qual 3	Cond 3	Year 2005	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD	
	Base Cost (7,955.00 x 1)		7,955		7,955		7,955



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive House	25x20x0			500	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
				0			
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.16 x 500)		2,080			2,080	1,664	416
	SHDS	Shed-Old Mobile Home	35x36x8		Composition Shingle	1,260	
	Qual	2	Cond 2	Year 1990	Eff Age 43		
				0			
				0			
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (14.58 x 1,260)		18,371			18,371	14,697	3,674
	GBST	2 Grain Bin/Tank 1000 Ea	0x0x0			2,000	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 2,000)		3,240			3,240	2,592
	BNFD	Barn - Feed Storage	35x36x16		Galvanized Metal	1,260	
	Qual	3	Cond 2	Year 1970	Eff Age 67		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.60 x 1,260)		22,176			22,176	17,741
	GBST	Grain Bin 2000 BU. BIN	0x0x0			2,000	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 2,000)		3,240			3,240	2,592
	GBST	Grain Bin 1 BIN 900 BU.	0x0x0			900	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 900)		1,458			1,458	1,166