



# 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	300004433			<p>0000-35-29N-26W-4-001-00 06/16/25</p> <p>OLD HOUSE (E SIDE OF PROPERTY) 6/17/2025</p>							
Parcel ID	0000-35-29N-26W-4-001-00										
Cadastral ID	0000-29N-26W-35-4-001-00										
Property Type	REAL - Real Property										
Property Class	RA	VI Area	3								
Tax Area	101 - 1R-LAVERNE										
Name ID	13634										
TERRYLAND FARMS, INC											
17147 E 4 RD											
GATE OK 73844-0000											
<b>Parcel Location</b>											
Situs	00451 N. 172 RD N.										
Subdivision											
Lot/Block	/	Parcel Size	155 - Acres								
Sec/Twn/Rng	35 / 29 / 26 / 4										
Neighborhood	1000 - COUNTY										
School District	1-LAVERN - 1-LAVERNE										
<b>Legal Description</b> Lat/Long: 36.99397940 -100.00195771				<b>Building Permits</b>							
SEC 35-29-26 SE4 LESS 5 A. TRACT				Number	Description	Opened	Closed	Amount			
<b>Exemptions</b>				<b>Sale History</b>							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
<b>Parcel Valuation</b>											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap		Land Value	51,781	51,781	12%	6,214	Assessed	34,140	2,293.87		
Year Frozen		Improvements	266,637	232,718		27,926	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	318,418	284,499		34,140	Total Taxable	34,140	2,294.00		
<b>Assessment History</b>											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004433	TERRYLAND FARMS, INC			101	318,418	0	33,146	2,227.00		
2024	2024-300004433	TERRYLAND FARMS, INC			101	329,845	0	32,181	2,140.00		
2023	2023-300004433	TERRYLAND FARMS, INC			101	318,903	0	31,243	2,098.00		
2022	2022-300004433	TERRYLAND FARMS, INC			101	287,016	0	30,333	2,054.00		
2021	2021-300004433	TERRYLAND FARMS, INC			101	125,931	0	15,111	1,043.00		
2020	2020-300004433	TERRYLAND FARMS, INC			101	141,340	0	14,672	994.00		
2019	2019-0004433	TERRYLAND FARMS, INC			101	141,340		14,244	850.00		
2018	2018-0004433	TERRYLAND FARMS, INC			101	141,340		13,830	825.00		
2017	2017-0004433	TERRYLAND FARMS, INC			101	134,439		13,426	801.00		
2016	2016-0004433	TERRYLAND FARMS, INC			101	134,439		13,036	778.00		
2015	2015-0004433	TERRYLAND FARMS, INC			101	130,736		12,656	755.00		
2014	2014-0004433	TERRYLAND FARMS, INC			101	124,634		12,287	733.00		
2013	2013-0004433	TERRYLAND FARMS, INC			101	131,575		11,930	712.00		



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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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,236 / 2,236
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	, 1,998 Partition
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 65

HOUSE	6/17/2025
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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	85.13	Total Misc Impr	+ 0
Roofing Adj	+ 5.01	Garage Cost	+ 12,751
Subfloor Adj	+ 0.00	Total RCN	= 241,337
Heat/Cool Adj	+ 10.77	Depreciation ( 66%)	- 159,282
Plumbing Adj	+ 1.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 82,055
Adj Base Cost	= 102.23	Lot Value	+ 5,000
Total Area	x 2,236	Indicated Value	= 87,055
Adjusted Cost	= 228,586	Value Per SqFt	38.93

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,055		
Lot Value	5,000		
Indicated Value	87,055	38.93	Per SqFt
Agland Value	46,781		
Site Improvements	153,912		
Total Value	287,748	128.69	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	
	GBST	Grain Bin - Storage 25,000 BU	0x0x0	Dirt		25,000	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.22 x 25,000)	30,500		30,500	5,795	24,705
	GBST	Grain Bin 3 @ 3750 BU EACH	0x0x0			11,250	
	Qual	4	Cond 4	Year 2015	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.68 x 11,250)	18,900		18,900	7,560	11,340
	BFT1	Feed OH- 2 @ 30 ton ROUND/SQUARE	0x0x0			60	
	Qual	3	Cond 3	Year 2013	Eff Age 13		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (236.24 x 60)	14,174		14,174	7,654	6,520
	SCTR	TRUCK SCALES/USED NEW FOR 2016	0x0x0			77	
	Qual	2	Cond 2	Year 2005	Eff Age 25		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (563.66 x 77)	43,402		43,402	23,003	20,399
	LNTO	Lean To - Attached-2 Walls	100x25x14		Formed Metal	2,500	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.38 x 2,500)	15,950		15,950	11,325	4,625
	ASC	Awing/Shelter W of Equip	100x30x8		Galvanized Metal	3,000	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.09 x 3,000)	12,270		12,270	9,693	2,577
	SHDS	Yard Shed - Metal Red/White	8x8x8		Formed Metal	64	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.41 x 64)	1,818		1,818	1,273	545



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 3 BINS 5200 BU. EACH	0x0x0			15,600	
	Qual	4	Cond 4	Year 1990	Eff Age 29		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.59 x 15,600)	24,804		24,804	18,603	6,201
	GBST	Grain Bin 2 BINS 5200 BU EACH	0x0x0			10,400	
	Qual	4	Cond 4	Year 1990	Eff Age 29		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.70 x 10,400)	17,680		17,680	13,260	4,420
	HAYS	Hay Shed Open Sides SOUTH	260x18x14		Galvanized Metal	4,680	
	Qual	4	Cond 3.5	Year 1990	Eff Age 33		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.39 x 4,680)	48,625		48,625	34,524	14,101
	GBST	Grain Bin 1 BIN WofEQUIP 900 BU	0x0x0			900	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.62 x 900)	1,458		1,458	1,166	292
	EQSL	Equipment Shelter	38x100x14	Dirt	Galvanized Metal	3,800	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (17.29 x 3,800)	65,702		65,702	40,735	24,967
	HAYS	Hay Shed Open Sides NW	86x37x16		Galvanized Metal	3,182	
	Qual	4	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (8.98 x 3,182)	28,574		28,574	22,859	5,715
	SHDS	Shed - Small - Office	38x28x8		Formed Metal	1,064	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.30 x 1,064)	21,599		21,599	17,279	4,320



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small Garage NE-Equip Shed	35x12x0		Galvanized Metal	420
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.76 x 420)		7,039		7,039	5,631
	UTIL	Utility Building	140x26x14	Concrete	Formed Metal	3,640
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.54 x 3,640)		82,046		82,046	62,355
	LNTD	Lean To - Attached-EQUIP SHED	100x12x0		Formed Metal	1,200
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.99 x 1,200)		7,188		7,188	5,750
	GBST	Grain Bin 2 @ SALV 2000 BU	0x0x0			2,000
	Qual	3	Cond 1	Year 1950	Eff Age 106	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 2,000)		3,240		3,240	2,592



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	752 / 752
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	
Garage Type	400 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1925 / 81

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	102.30	Total Misc Impr	+ 8,539
Roofing Adj	+ 4.85	Garage Cost	+ 15,334
Subfloor Adj	+ 0.00	Total RCN	= 108,699
Heat/Cool Adj	+ 1.73	Depreciation ( 70%)	- 76,089
Plumbing Adj	+ 3.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,610
Adj Base Cost	= 112.80	Lot Value	+ 32,610
Total Area	x 752	Indicated Value	= 32,610
Adjusted Cost	= 84,826	Value Per SqFt	43.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,610		
Lot Value			
Indicated Value	32,610	43.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	32,610	43.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	2064	24x6		144	59.30		8,539



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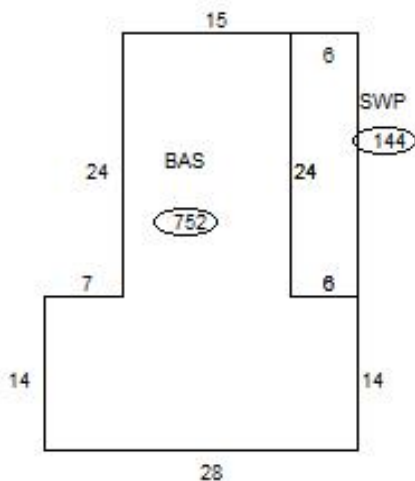
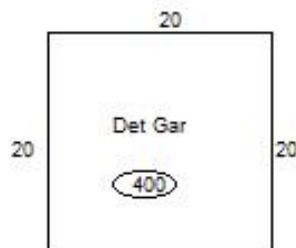
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	BAS	752	1.000	752
2	M	EPSW		20	SWP	144	1.000	144
3	G	2		20	Det Gar	400	1.000	400
<b>Total Building Area</b>						752		752



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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%	CR	50			.302	255	255	77	77
MG	MANSKER-POTTER 5-20%	CR	15			.899	76	76	69	69
MG	MANSKER-POTTER 5-20%	IP	15			10.644	59	59	629	629
SA	ST.PAUL 0-1%	CR	60			18.118	305	305	5,533	5,533
SA	ST.PAUL 0-1%	IP	60			3.734	236	236	883	883
SD	SPUR LOAM	CR	70			79.635	356	356	28,374	28,374
SD	SPUR LOAM	IP	70			40.667	276	276	11,216	11,216
<b>IP Totals</b>						154.000			46,781	46,781
<b>Total Agland</b>						154.000			46,781	46,781