



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 300002054 Parcel ID 0000-20-27N-20W-4-001-00 Cadastral ID 0000-27N-20W-20-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 12443 FLYING W RANCH, INC. 1461 ST HWY 34 BUFFALO OK 73834-0000 Parcel Location Situs 2027N20W41 Subdivision Lot/Block / Parcel Size 280 - Acres Sec/Twn/Rng 20 / 27 / 20 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO | | | | | <p>0000-20-27N-20W-4-001-00 04/29/24</p> | | | | | |
| | | | | | | | | | | |
| Legal Description Lat/Long: 36.84239614 -99.45807926 | | | | | Building Permits | | | | | |
| SEC.20-27-20 SE4;S2NE4;SE4SW4 | | | | | Number | Description | Opened | Closed | Amount | |
| | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | |
| | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | |
| Remove Cap | | Land Value | 33,402 | 33,402 | 12% | 4,008 | Assessed | 19,929 | 1,569.21 | |
| Year Frozen | | Improvements | 133,861 | 132,670 | | 15,921 | Penalty | 0 | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | |
| TIF Project ID | 0 | Total Value | 167,263 | 166,072 | | 19,929 | Total Taxable | 19,929 | 1,569.00 | |
| Assessment History | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | |
| 2025 | 2025-300002054 | FLYING W RANCH, INC. | | | 102 | 167,263 | 0 | 19,348 | 1,523.00 | |
| 2024 | 2024-300002054 | FLYING W RANCH, INC. | | | 102 | 156,539 | 0 | 18,784 | 1,530.00 | |
| 2023 | 2023-300002054 | FLYING W RANCH, INC. | | | 102 | 152,645 | 0 | 18,317 | 1,515.00 | |
| 2022 | 2022-300002054 | FLYING W RANCH, INC. | | | 102 | 153,056 | 0 | 17,785 | 1,463.00 | |
| 2021 | 2021-300002054 | FLYING W RANCH, INC. | | | 102 | 148,876 | 0 | 17,266 | 1,425.00 | |
| 2020 | 2020-300002054 | FLYING W RANCH, INC. | | | 102 | 148,876 | 0 | 16,763 | 1,379.00 | |
| 2019 | 2019-0002054 | FLYING W RANCH, INC. | | | 102 | 148,876 | | 16,276 | 1,349.00 | |
| 2018 | 2018-0002054 | FLYING W RANCH, INC. | | | 102 | 148,876 | | 15,801 | 1,310.00 | |
| 2017 | 2017-0002054 | FLYING W RANCH, INC. | | | 102 | 140,872 | | 15,341 | 1,275.00 | |
| 2016 | 2016-0002054 | FLYING W RANCH, INC. | | | 102 | 140,872 | | 14,894 | 1,267.00 | |
| 2015 | 2015-0002054 | FLYING W RANCH, INC. | | | 102 | 136,367 | | 14,461 | 1,148.00 | |
| 2014 | 2014-0002054 | FLYING W RANCH, INC. | | | 102 | 129,325 | | 14,040 | 1,125.00 | |
| 2013 | 2013-0002054 | FLYING W RANCH, INC. | | | 102 | 129,325 | | 13,631 | 1,086.00 | |



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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% 1 1/2 Story Finished |
| Exterior Wall | 30% Frame, Siding, Wood 70% Veneer, Stone |
| Base/Total Area | 2,792 / 4,188 |
| Style | 100% 1 1/2 Story Finished |
| 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 | 2,792 Total, 825 Partition |
| Garage Type | 840 Built-In Garage |
| Remodel | |
| Year/Eff Age | 1950 / 76 |

| | |
|-------|-----------|
| HOUSE | 4/30/2024 |
|-------|-----------|

| 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 | 70.60 | Total Misc Impr | + 14,271 |
| Roofing Adj | + 2.75 | Garage Cost | + 18,186 |
| Subfloor Adj | + 0.00 | Total RCN | = 464,491 |
| Heat/Cool Adj | + 10.77 | Depreciation (74%) | - 343,723 |
| Plumbing Adj | + 2.34 | Lump Sums | + 0 |
| Basement Adj | + 16.71 | RCNLD | = 120,768 |
| Adj Base Cost | = 103.16 | Lot Value | + 5,000 |
| Total Area | x 4,188 | Indicated Value | = 125,768 |
| Adjusted Cost | = 432,034 | Value Per SqFt | 30.03 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 120,768 | | |
| Lot Value | 5,000 | | |
| Indicated Value | 125,768 | 30.03 | Per SqFt |
| Agland Value | 28,402 | | |
| Site Improvements | 18,002 | | |
| Total Value | 172,172 | 41.11 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 1008 | 58x8 | 1975 | 464 | 21.70 | | 10,069 |
| PATC | Patio - Covered | 11729 | 40x8 | 1975 | 320 | 13.13 | | 4,202 |



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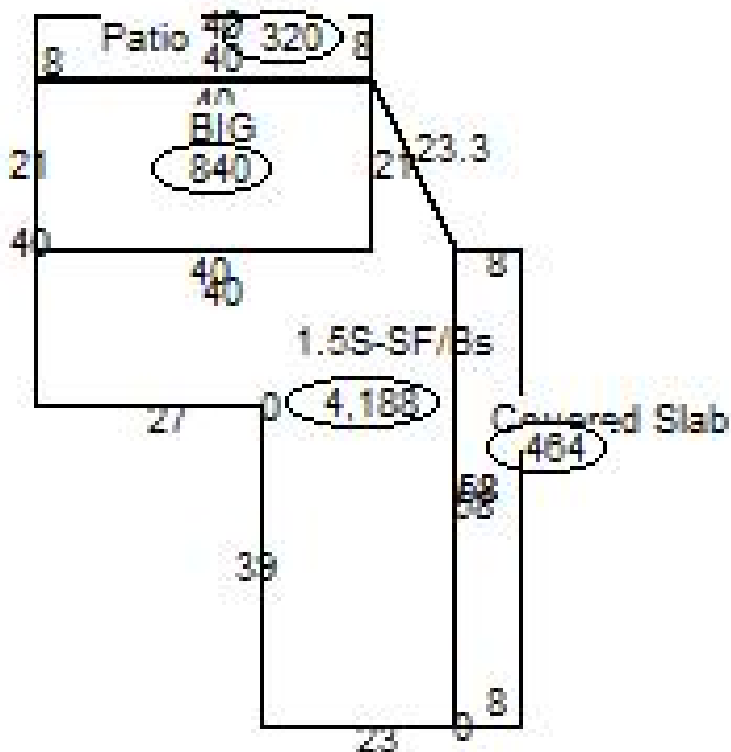
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 5 | Basement | 67 | 1.5S-SF/Bs | 2,792 | 1.500 | 4,188 |
| 2 | G | 8 | | 67 | BIG | 840 | 1.000 | 840 |
| 3 | M | PRCH | | 67 | Covered Slab | 464 | 1.000 | 464 |
| 4 | M | PATC | | 67 | Patio | 320 | 1.000 | 320 |
| Total Building Area | | | | | | 2,792 | | 4,188 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------------------------|----------------------------|-----------------------|------------|--------------------------------|--------------|
| | SHDS | Shipping/Storage Container | 16x10x6 | Dirt | | 160 |
| | Qual 3 | Cond 3 | Year 2020 | Eff Age 6 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (28% Phys/ % Func) | RCNLD |
| | Base Cost (18.34 x 160) | | 2,934 | 2,934 | 822 | 2,112 |
| | PATO | Patio - Open | 15x15x0 | | | 225 |
| | Qual 3 | Cond 3 | Year 2010 | Eff Age 16 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (59% Phys/ % Func) | RCNLD |
| | Base Cost (8.63 x 225) | | 1,942 | 1,942 | 1,146 | 796 |
| | BFT1 | Bulk Feed Tank - Single | 0x0x0 | Dirt | | |
| | Qual 3 | Cond 3 | Year 2004 | Eff Age 22 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (73% Phys/ % Func) | RCNLD |
| | Base Cost (304.07 x) | | | | | |
| | GBST | Grain Bin 2400 BU GR BN | 0x0x0 | Dirt | | 2,400 |
| | Qual 2 | Cond 2 | Year 1998 | Eff Age 34 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (1.44 x 2,400) | | 3,456 | 3,456 | 2,765 | 691 |
| | GBST | Grain Bin 2400 BU GR BN | 0x0x0 | Dirt | | 2,400 |
| | Qual 2 | Cond 2 | Year 1998 | Eff Age 34 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (1.44 x 2,400) | | 3,456 | 3,456 | 2,765 | 691 |
| | GBST | Grain Bin -1000 BU GR BN | 0x0x0 | Dirt | | 1,000 |
| | Qual 2 | Cond 2 | Year 1990 | Eff Age 43 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (1.44 x 1,000) | | 1,440 | 1,440 | 1,152 | 288 |
| | LNT0 | Lean To - Attached | 24x19x10 | Dirt | Galvanized Metal | 456 |
| | Qual 1 | Cond 1 | Year 1990 | Eff Age 50 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (5.60 x 456) | | 2,554 | 2,554 | 2,043 | 511 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------------------------|--|-----------------------|------------|--------------------------------|--------------|
| | HAYS | Open Face Shed OPF SHED | 25x45x8 | Dirt | Galvanized Metal | 1,125 |
| | Qual 1 | Cond 1 | Year 1990 | Eff Age 50 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | | Base Cost (5.09 x 1,125) | 5,726 | 5,726 | 4,581 | 1,145 |
| | HAYS | Open Face Shed OPF SHED ATT TO HAYBARN | 16x10 | Dirt | Galvanized Metal | 960 |
| | Qual 2 | Cond 2 | Year 1990 | Eff Age 43 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | | Base Cost (6.49 x 960) | 6,230 | 6,230 | 4,984 | 1,246 |
| | SHDS | Storage | 12x12x6 | Dirt | Galvanized Metal | 144 |
| | Qual 2 | Cond 2 | Year 1985 | Eff Age 49 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | | Base Cost (12.68 x 144) | 1,826 | 1,826 | 1,461 | 365 |
| | SHDS | Yard Shed - Metal | 28x34x10 | Dirt | Galvanized Metal | 952 |
| | Qual 2 | Cond 2 | Year 1985 | Eff Age 49 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | | Base Cost (9.50 x 952) | 9,044 | 9,044 | 7,235 | 1,809 |
| | BNGP | Barn - General Purpose | 60x34x14 | Dirt | Galvanized Metal | 2,040 |
| | Qual 2 | Cond 2 | Year 1980 | Eff Age 55 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (75% Phys/ % Func) | RCNLD |
| | | Base Cost (15.74 x 2,040) | 32,110 | 32,110 | 24,083 | 8,027 |
| | CKCP | Chicken Coop | 20x20x8 | Dirt | Galvanized Metal | 400 |
| | Qual 1 | Cond 1 | Year 1975 | Eff Age 71 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | | Base Cost (4.01 x 400) | 1,604 | 1,604 | 1,283 | 321 |



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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 | | | 3.894 | 160 | 160 | 623 | 623 |
| CA | CAREY SILT 1-3% | CR | 50 | | | 22.134 | 255 | 255 | 5,633 | 5,633 |
| QC | QUINLAN-WDWARD 5-12% | CR | 14 | | | 48.782 | 71 | 71 | 3,476 | 3,476 |
| QC | QUINLAN-WDWARD 5-12% | NP | 14 | | | 68.627 | 45 | 45 | 3,074 | 3,074 |
| RD | ROUGH BROKEN LAND | CR | 10 | | | 14.949 | 51 | 51 | 761 | 761 |
| RD | ROUGH BROKEN LAND | NP | 10 | | | 31.162 | 32 | 32 | 997 | 997 |
| WB | WOODWARD 3-8% | CR | 33 | | | 70.418 | 168 | 168 | 11,828 | 11,828 |
| WB | WOODWARD 3-8% | NP | 33 | | | 19.036 | 106 | 106 | 2,010 | 2,010 |
| NP Totals | | | | | | 279.000 | | | 28,402 | 28,402 |
| Total Agland | | | | | | 279.000 | | | 28,402 | 28,402 |