



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:20:18
Page 1

Assessment Data	Primary Image
Account 300002080 Parcel ID 0000-31-27N-20W-2-001-00 Cadastral ID 0000-27N-20W-31-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 12757 REDGATE RANCHES % STEVEN V. REDGATE PO BOX 197 WAYNOKA OK 73860-0000 Parcel Location Situs 3127N20W21 Subdivision Lot/Block / Parcel Size 389.37 - Acres Sec/Twn/Rng 31 / 27 / 20 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO	No Image On File

Legal Description	Lat/Long: 36.73796396 -99.32701412	Building Permits
-------------------	------------------------------------	------------------

SEC.31-27-20 ALL W OF THE HWY BOOK 757 PAGE 16					
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 19,212	19,212	12%	2,305	Assessed	2,305	181.50
Year Frozen		Improvements 0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 19,212	19,212		2,305	Total Taxable	2,305	181.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002080	REDGATE RANCHES	102	19,212	0	2,305	181.00
2024	2024-300002080	REDGATE RANCHES	102	19,212	0	2,305	188.00
2023	2023-300002080	REDGATE RANCHES	102	20,992	0	2,519	208.00
2022	2022-300002080	REDGATE RANCHES	102	20,992	0	2,519	207.00
2021	2021-300002080	REDGATE RANCHES	102	20,992	0	2,519	208.00
2020	2020-300002080	REDGATE, STEVEN V. &	102	20,992	0	2,519	207.00
2019	2019-0002080	REDGATE, STEVEN V. &	102	20,992		2,519	209.00
2018	2018-0002080	REDGATE, STEVEN V. &	102	20,992		2,519	209.00
2017	2017-0002080	REDGATE, STEVEN V. &	102	20,992		2,519	209.00
2016	2016-0002080	REDGATE, STEVEN V. &	102	20,992		2,519	214.00
2015	2015-0002080	REDGATE, STEVEN V. &	102	20,992		2,519	200.00
2014	2014-0002080	REDGATE, STEVEN V. &	102	20,992		2,519	202.00
2013	2013-0002080	REDGATE, STEVEN V. &	102	20,992		2,519	201.00



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:20:18
 Page 2

Lot Data		-		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 19,212 Site Improvements Total Value 19,212 0.00 Total Value Per SqFt				
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 /								
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	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:20:18
Page 3

Agland Inventory

300002080

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			16.360	160	160	2,618	2,618
CC	COTTONWOOD	NP	5			.767	16	16	12	12
LC	LINCOLN SOILS	NP	23			51.553	74	74	3,794	3,794
PE	PRATT LOAMY DUNED	NP	20			48.130	64	64	3,080	3,080
QC	QUINLAN-WDWARD 5-12%	NP	14			50.752	45	45	2,274	2,274
RD	ROUGH BROKEN LAND	NP	10			217.243	32	32	6,952	6,952
WB	WOODWARD 3-8%	NP	33			4.566	106	106	482	482
NP Totals						389.370			19,212	19,212
Total Agland						389.370			19,212	19,212