



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:20:19
Page 1

Assessment Data					Primary Image									
Account	300002081				No Image On File									
Parcel ID	0000-31-27N-20W-2-002-00													
Cadastral ID	0000-27N-20W-31-2-002-00													
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	3127N20W22													
Subdivision														
Lot/Block	/	Parcel Size	8.63 - Acres											
Sec/Twn/Rng	31 / 27 / 20 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.76152789 -99.35764873														
Building Permits														
SEC 31-27-20 TRACT IN S2 FORMER RR RIGHT OF WAY														
<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" style="height: 100px;"> </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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	6,473	6,473	12%	777	Assessed	777	61.18					
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	6,473	6,473	777	Total Taxable	777	61.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002081	REDGATE RANCHES	102	6,473	0	777	61.00							
2024	2024-300002081	REDGATE RANCHES	102	6,473	0	777	63.00							
2023	2023-300002081	REDGATE RANCHES	102	6,473	0	777	64.00							
2022	2022-300002081	REDGATE RANCHES	102	6,473	0	777	64.00							
2021	2021-300002081	REDGATE RANCHES	102	6,473	0	759	63.00							
2020	2020-300002081	REDGATE, STEVEN V. &	102	6,473	0	737	61.00							
2019	2019-0002081	REDGATE, STEVEN V. &	102	6,473		715	59.00							
2018	2018-0002081	REDGATE, STEVEN V. &	102	6,473		694	58.00							
2017	2017-0002081	REDGATE, STEVEN V. &	102	6,473		674	56.00							
2016	2016-0002081	REDGATE, STEVEN V. &	102	6,473		655	56.00							
2015	2015-0002081	REDGATE, STEVEN V. &	102	6,473		636	50.00							
2014	2014-0002081	REDGATE, STEVEN V. &	102	6,473		617	49.00							
2013	2013-0002081	REDGATE, STEVEN V. &	102	6,473		599	48.00							



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Lot Data		Acre - TRACTS & ACREAGE		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	8.63							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	8.63 x 750.06 = 6,473							
Factor Value				GRM Approach				
Adjustments				GRM Code				
Lot Value	6,473			Gross Rent				
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model				
Base/Total Area	/			DEFAULT DEFAULT SELECTION MODEL				
Style				Adjustment Model				
HVAC				DEFAULT DEFAULT ADJUSTMENTS TABLE				
Roof Cover				Comparables				
Area on Slab				Indicated Value				
Fixture/RghIn	/			Value Reconciliation				
Bed/F/H Bath	//			Selected Approach				
Basement Area				Cost Approach				
Garage Type				Improvements				
Remodel				Lot Value				
Year/Eff Age	/			Indicated Value				
Cost Approach				Agland Value				
Manual :				Site Improvements				
Base Cost	0.00	Total Misc Impr	+ 0	Total Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	6,473 0.00 Total Value Per SqFt				
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	+ 6,473					
Total Area	x	Indicated Value	= 6,473					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value