



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	300002111													
Parcel ID	0000-05-27N-21W-1-001-00													
Cadastral ID	0000-27N-21W-05-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13276													
BAR V RANCH LLC														
1280 CATTLE ON ROAD BUFFALO OK 73834-0000														
Parcel Location														
Situs	527N21W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	5 / 27 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.85614490 -99.52929497														
SEC.5-27-21 LOT 1-2; S2NE4 BOOK 645 PAGE 760														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					786/175	BLASDEL, BRYCE	12/02/2024		04					
					576/212	MILLER, MICHAEL A.	07/16/2002	68,000	Q					
					/	BLASDEL, BRYCE								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap		Land Value	32,189	32,189	12%	3,863	Assessed	4,075	320.87					
Year Frozen		Improvements	1,767	1,767		212	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	33,956	33,956		4,075	Total Taxable	4,075	321.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002111	BAR V RANCH LLC	102	33,956	0	4,075	321.00							
2024	2024-300002111	BLASDEL, BRYCE	102	33,903	0	4,069	331.00							
2023	2023-300002111	BLASDEL, BRYCE	102	33,631	0	4,036	334.00							
2022	2022-300002111	BLASDEL, BRYCE	102	33,555	0	4,027	331.00							
2021	2021-300002111	BLASDEL, BRYCE	102	33,349	0	4,002	330.00							
2020	2020-300002111	BLASDEL, BRYCE	102	33,349	0	4,002	329.00							
2019	2019-0002111	BLASDEL, BRYCE	102	33,349		4,002	332.00							
2018	2018-0002111	BLASDEL, BRYCE	102	33,349		4,002	332.00							
2017	2017-0002111	BLASDEL, BRYCE	102	33,349		4,002	333.00							
2016	2016-0002111	BLASDEL, BRYCE	102	33,349		4,002	341.00							
2015	2015-0002111	BLASDEL, BRYCE	102	33,349		4,002	318.00							
2014	2014-0002111	BLASDEL, BRYCE	102	33,349		4,002	321.00							
2013	2013-0002111	BLASDEL, BRYCE	102	33,349		4,002	319.00							



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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	-	<p>0000-05-27N-21W-1-001-001 04/29/24</p> <p>SHEID 4/30/2024</p>						
Adjustments	-	GRM Approach						
Lot Value	-	GRM Code Gross Rent Indicated Value						
Residential Data		Multiple Regression						
Type	-	MRA Code Adjusted R Indicated Value						
Condition	-	Direct Comparables						
Quality	-	Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value						
Architecture	-	Value Reconciliation						
Style	-	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 32,189 Site Improvements 1,790 Total Value 33,979 0.00 Total Value Per SqFt						
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



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	24x18x8		Galvanized Metal	432
	Qual	3	Cond 4	Year 1960	Eff Age 53	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
		Base Cost (20.72 x 432)	8,951		8,951	7,161
						1,790



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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			3.876	160	160	620	620
CA	CAREY SILT 1-3%	CR	50			85.752	255	255	21,824	21,824
LD	LOAMY ALLUVIAL LAND	NP	33			3.908	106	106	413	413
LD	LOAMY ALLUVIAL LAND	CR	33			1.774	168	168	298	298
QA	QUINLAN LOAM	NP	11			1.843	35	35	65	65
QA	QUINLAN LOAM	CR	11			4.390	56	56	246	246
QC	QUINLAN-WDWARD 5-12%	CR	14			.414	71	71	30	30
WB	WOODWARD 3-8%	NP	33			.330	106	106	35	35
WB	WOODWARD 3-8%	CR	33			37.371	168	168	6,277	6,277
WD	WOODWARD-QUINLAN3-8%	CR	23			20.342	117	117	2,381	2,381
CR Totals						160.000			32,189	32,189
Total Agland						160.000			32,189	32,189