



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:20:45
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Assessment Data					Primary Image									
Account	300002112				No Image On File									
Parcel ID	0000-05-27N-21W-2-001-00													
Cadastral ID	0000-27N-21W-05-2-001-00													
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	527N21W21													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	5 / 27 / 21 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.86688000 -99.52559847														
SEC.5-27-21 LOT 4; SW4NW4 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
					Bk/Pg	Grantor	Date	Price	Code					
					786/175	BLASDEL, BRYCE	12/02/2024		04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	11,189	11,189	12%	1,343	Assessed	1,343	105.75					
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	11,189	11,189		1,343	Total Taxable	1,343	106.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002112	BAR V RANCH LLC	102	11,189	0	1,343	106.00							
2024	2024-300002112	BLASDEL, BRYCE	102	12,577	0	1,509	123.00							
2023	2023-300002112	BLASDEL, BRYCE	102	12,577	0	1,509	125.00							
2022	2022-300002112	BLASDEL, BRYCE	102	13,077	0	1,569	129.00							
2021	2021-300002112	BLASDEL, BRYCE	102	13,077	0	1,569	130.00							
2020	2020-300002112	BLASDEL, BRYCE	102	13,077	0	1,569	129.00							
2019	2019-0002112	BLASDEL, BRYCE	102	13,077		1,569	130.00							
2018	2018-0002112	BLASDEL, BRYCE	102	13,077		1,569	130.00							
2017	2017-0002112	BLASDEL, BRYCE	102	13,077		1,569	130.00							
2016	2016-0002112	BLASDEL, BRYCE	102	13,077		1,569	134.00							
2015	2015-0002112	BLASDEL, BRYCE	102	13,077		1,569	125.00							
2014	2014-0002112	BLASDEL, BRYCE	102	18,978		1,665	133.00							
2013	2013-0002112	BLASDEL, BRYCE	102	18,978		1,616	129.00							



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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 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 11,189 Site Improvements Total Value 11,189 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



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Agland Inventory

300002112

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			14.111	255	255	3,591	3,591
QA	QUINLAN LOAM	NP	11			7.093	35	35	250	250
QC	QUINLAN-WDWARD 5-12%	CR	14			2.662	71	71	190	190
WB	WOODWARD 3-8%	NP	33			10.725	106	106	1,133	1,133
WB	WOODWARD 3-8%	CR	33			25.173	168	168	4,228	4,228
WD	WOODWARD-QUINLAN3-8%	CR	23			7.083	117	117	829	829
WD	WOODWARD-QUINLAN3-8%	NP	23			13.153	74	74	968	968
NP Totals						80.000			11,189	11,189
Total Agland						80.000			11,189	11,189