



# 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	300002125																							
Parcel ID	0000-10-27N-21W-1-001-00																							
Cadastral ID	0000-27N-21W-10-1-001-00																							
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	1027N21W11																							
Subdivision																								
Lot/Block	/	Parcel Size	294 - Acres																					
Sec/Twn/Rng	10 / 27 / 21 / 1																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.83966228 -99.43440267																								
SEC.10-27-21 E2 LESS 25.90 A IN NW4NE4																								
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																								
<table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th><th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
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	68,930	68,930	12%	8,272	Assessed	13,210	1,040.16															
Year Frozen		Improvements	41,151	41,151		4,938	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	110,081	110,081		13,210	Total Taxable	13,210	1,040.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300002125	FLYING W RANCH, INC.	102	110,081	0	13,051	1,028.00																	
2024	2024-300002125	FLYING W RANCH, INC.	102	108,044	0	12,672	1,032.00																	
2023	2023-300002125	FLYING W RANCH, INC.	102	104,524	0	12,302	1,018.00																	
2022	2022-300002125	FLYING W RANCH, INC.	102	99,530	0	11,944	983.00																	
2021	2021-300002125	FLYING W RANCH, INC.	102	101,405	0	12,169	1,005.00																	
2020	2020-300002125	FLYING W RANCH, INC.	102	101,405	0	12,169	1,001.00																	
2019	2019-0002125	FLYING W RANCH, INC.	102	101,405		12,169	1,009.00																	
2018	2018-0002125	FLYING W RANCH, INC.	102	101,405		12,169	1,009.00																	
2017	2017-0002125	FLYING W RANCH, INC.	102	99,966		11,997	997.00																	
2016	2016-0002125	FLYING W RANCH, INC.	102	99,966		11,818	1,006.00																	
2015	2015-0002125	FLYING W RANCH, INC.	102	99,192		11,473	911.00																	
2014	2014-0002125	FLYING W RANCH, INC.	102	97,924		11,139	893.00																	
2013	2013-0002125	FLYING W RANCH, INC.	102	97,924		10,815	861.00																	



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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			HOUSE		4/30/2024		
<b>Residential Data</b>				<b>GRM Approach</b>				
Type	1 Single Family Residence			GRM Code				
Condition	3 - Average			Gross Rent				
Quality	3 - Average			Indicated Value				
Architecture	TRAD TRADITIONAL			<b>Multiple Regression</b>				
Style	100% One Story			MRA Code				
Exterior Wall	100% Frame, Siding, Vinyl			Adusted R				
Base/Total Area	756 / 756			Indicated Value				
Style	100% One Story			<b>Direct Comparables</b>				
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour			Selection Model				
Roof Cover	1 Composition Shingle			DEFAULT DEFAULT SELECTION MODEL				
Area on Slab	0			Adjustment Model				
Fixture/RghIn	9 /			DEFAULT DEFAULT ADJUSTMENTS TABLE				
Bed/F/H Bath	2 / 1.0 / 2.0			Comparables				
Basement Area				Indicated Value				
Garage Type	432 Attached Garage - Unfinished			<b>Value Reconciliation</b>				
Remodel				Selected Approach				
Year/Eff Age	1940 / 86			Cost Approach				
<b>Cost Approach</b>		<b>Manual :</b>		Improvements				
Base Cost	101.41	Total Misc Impr	+ 196	Lot Value				
Roofing Adj	+ 4.84	Garage Cost	+ 12,198	Indicated Value				
Subfloor Adj	+ 0.00	Total RCN	= 104,959	Agland Value				
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 83,967	Site Improvements				
Plumbing Adj	+ 14.47	Lump Sums	+ 0	Total Value				
Basement Adj	+ 0.00	RCNLD	= 20,992	109,810 145.25 Total Value Per SqFt				
Adj Base Cost	= 122.44	Lot Value	+ 5,000					
Total Area	x 756	Indicated Value	= 25,992					
Adjusted Cost	= 92,565	Value Per SqFt	34.38					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1046	5x4		20	9.78		196



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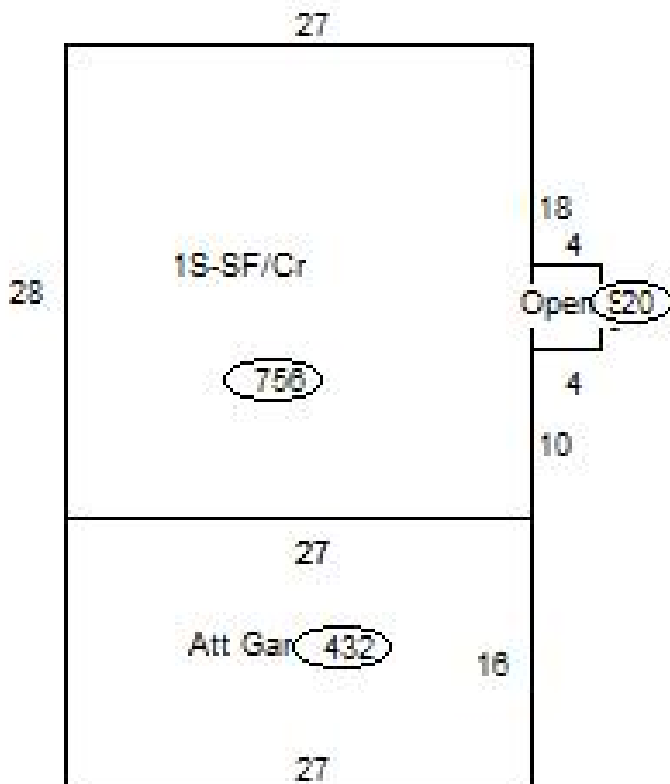
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	756	1.000	756
2	G	1		20	Att Gar	432	1.000	432
3	M	PATO		20	Open Slab	20	1.000	20
<b>Total Building Area</b>						756		756



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 0000-10-27N-21W-1-001-00 2125 9/16/2020	GBST	Grain Bin 2400 BU GR BN	0x0x0	Dirt		2,400
	Qual	3.25	Cond 3.25	Year 1995	Eff Age 30	
	Valuation Summary		Modifier Total		RCN	Depr (76% Phys/ % Func)
Base Cost (1.64 x 2,400)		3,936		3,936	2,991	945
	QUON	Quonset	49x99x0	Concrete		4,851
	Qual	3.25	Cond 3.25	Year 1975	Eff Age 49	
	Valuation Summary		Modifier Total		RCN	Depr (74% Phys/ % Func)
Base Cost (11.95 x 4,851)		57,969		57,969	42,897	15,072
	SHDS	Yard Shed - Block	18x22x6		Composition Shingle	396
	Qual	3.25	Cond 3.25	Year 1940	Eff Age 82	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (21.42 x 396)		8,482		8,482	6,786	1,696
	LOAF	Loafing Shed West Pens	22x13x8	Dirt	Galvanized Metal	286
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (5.59 x 286)		1,599		1,599	1,279	320
	SHDS	Yard Shed - Wood Rusted Roof	14x12x6	Dirt	Galvanized Metal	168
	Qual	3.25	Cond 3.25	Year 1940	Eff Age 82	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (16.95 x 168)		2,848		2,848	2,278	570
	BNV	Building No Value / ROOF GONE	26x20x0			520
	Qual	3	Cond 3	Year 1940	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)
Base Cost (0.00 x 520)						
	SHDS	Yard Shed - Wood North of Drive	20x20x8	Dirt		400
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (13.28 x 400)		5,312		5,312	4,250	1,062



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached / NORTH WOOD SHED	27x8x6	Dirt	Galvanized Metal	160
	Qual 3	Cond 3	Year 1940	Eff Age 86		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.98 x 160)	1,117		1,117	894
						223



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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%	CR	50	LPI		13.000	255	255	3,309	3,309
CA	CAREY SILT 1-3%	NP	50	LPI		2.000	160	160	320	320
QA	QUINLAN LOAM	NP	11	LPI		43.000	35	35	1,514	1,514
QB	QUINLAN LOAM,ERODED	CR	10	LPI		6.000	51	51	305	305
QB	QUINLAN LOAM,ERODED	NP	10	LPI		8.000	32	32	256	256
SA	ST.PAUL 0-1%	CR	60	LPI		164.000	305	305	50,086	50,086
SA	ST.PAUL 0-1%	NP	60	LPI		6.000	192	192	1,152	1,152
WB	WOODWARD 3-8%	CR	33	LPI		20.000	168	168	3,359	3,359
WD	WOODWARD-QUINLAN3-8%	CR	23	LPI		31.000	117	117	3,629	3,629
<b>CR Totals</b>						293.000			63,930	63,930
<b>Total Agland</b>						293.000			63,930	63,930