



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:16
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| Assessment Data | Primary Image |
|--|-------------------------|
| Account 300002148 Parcel ID 0000-15-27N-21W-1-001-00 Cadastral ID 0000-27N-21W-15-1-001-00 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 1527N21W11 Subdivision Lot/Block / Parcel Size 320 - Acres Sec/Twn/Rng 15 / 27 / 21 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO | <p>No Image On File</p> |

| | |
|---|-------------------------|
| Legal Description Lat/Long: 36.83367811 -99.44324620 | Building Permits |
|---|-------------------------|

| SEC.15-27-21 E2 | 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 23,065 | 22,931 | 12% | 2,752 | Assessed | 2,752 | 216.69 |
| 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 23,065 | 22,931 | | 2,752 | Total Taxable | 2,752 | 217.00 |

Assessment History

| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
|----------|------------------|----------------------|----------|-------------|------------|---------------|------------|
| 2025 | 2025-300002148 | FLYING W RANCH, INC. | 102 | 23,065 | 0 | 2,672 | 210.00 |
| 2024 | 2024-300002148 | FLYING W RANCH, INC. | 102 | 23,065 | 0 | 2,594 | 211.00 |
| 2023 | 2023-300002148 | FLYING W RANCH, INC. | 102 | 23,065 | 0 | 2,518 | 208.00 |
| 2022 | 2022-300002148 | FLYING W RANCH, INC. | 102 | 20,376 | 0 | 2,445 | 201.00 |
| 2021 | 2021-300002148 | FLYING W RANCH, INC. | 102 | 20,376 | 0 | 2,445 | 202.00 |
| 2020 | 2020-300002148 | FLYING W RANCH, INC. | 102 | 20,376 | 0 | 2,445 | 201.00 |
| 2019 | 2019-0002148 | FLYING W RANCH, INC. | 102 | 20,376 | | 2,445 | 203.00 |
| 2018 | 2018-0002148 | FLYING W RANCH, INC. | 102 | 20,376 | | 2,445 | 203.00 |
| 2017 | 2017-0002148 | FLYING W RANCH, INC. | 102 | 20,376 | | 2,445 | 203.00 |
| 2016 | 2016-0002148 | FLYING W RANCH, INC. | 102 | 20,376 | | 2,445 | 208.00 |
| 2015 | 2015-0002148 | FLYING W RANCH, INC. | 102 | 20,376 | | 2,445 | 194.00 |
| 2014 | 2014-0002148 | FLYING W RANCH, INC. | 102 | 20,376 | | 2,445 | 196.00 |
| 2013 | 2013-0002148 | FLYING W RANCH, INC. | 102 | 20,376 | | 2,445 | 195.00 |



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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 | | | | <div style="border: 1px solid black; height: 300px; width: 100%;"></div> | | | | | | | |
| 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 / | | | | | | | | | | | |
| | | | | | | | | 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 | | | |
| Cost Approach | | Manual : | | | | | | Value Reconciliation | | | |
| Base Cost | 0.00 | Total Misc Impr | + 0 | Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 23,065 Site Improvements Total Value 23,065 0.00 Total Value Per SqFt | | | | | | | |
| 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

300002148

| 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 | | | 11.501 | 160 | 160 | 1,840 | 1,840 |
| CA | CAREY SILT 1-3% | CR | 50 | | | 5.331 | 255 | 255 | 1,357 | 1,357 |
| QA | QUINLAN LOAM | NP | 11 | | | 135.828 | 35 | 35 | 4,781 | 4,781 |
| QA | QUINLAN LOAM | CR | 11 | | | 25.031 | 56 | 56 | 1,401 | 1,401 |
| QC | QUINLAN-WDWARD 5-12% | CR | 14 | | | 12.999 | 71 | 71 | 926 | 926 |
| QC | QUINLAN-WDWARD 5-12% | NP | 14 | | | 46.470 | 45 | 45 | 2,082 | 2,082 |
| SA | ST.PAUL 0-1% | NP | 60 | | | 10.736 | 192 | 192 | 2,061 | 2,061 |
| WA | WOODWARD 1-3% | CR | 43 | | | 4.074 | 219 | 219 | 892 | 892 |
| WA | WOODWARD 1-3% | NP | 43 | | | .095 | 138 | 138 | 13 | 13 |
| WB | WOODWARD 3-8% | NP | 33 | | | 54.890 | 106 | 106 | 5,796 | 5,796 |
| WB | WOODWARD 3-8% | CR | 33 | | | 10.134 | 168 | 168 | 1,702 | 1,702 |
| WD | WOODWARD-QUINLAN3-8% | NP | 23 | | | 2.913 | 74 | 74 | 214 | 214 |
| NP Totals | | | | | | 320.000 | | | 23,065 | 23,065 |
| Total Agland | | | | | | 320.000 | | | 23,065 | 23,065 |