



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:23
 Page 1

Assessment Data					Primary Image									
Account	300002156				No Image On File									
Parcel ID	0000-18-27N-21W-1-002-00													
Cadastral ID	0000-27N-21W-18-1-002-00													
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	1827N21W12													
Subdivision														
Lot/Block	/	Parcel Size	167 - Acres											
Sec/Twn/Rng	18 / 27 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.94753114 -99.60569443														
SEC 18-27-21 LOTS 1-2; NE4NW4; NW4NE4 BK 645 PG 703														
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					
					645/703	BAIR, WILLIAM ALLEN, ETAL	09/03/2008	144,500	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	16,916	16,916	12%	2,030	Assessed	2,030	159.84					
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	16,916	16,916	2,030	Total Taxable	2,030	160.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002156	BAR V RANCH LLC	102	16,916	0	2,030	160.00							
2024	2024-300002156	BAR V RANCH LLC	102	16,916	0	2,030	165.00							
2023	2023-300002156	BAR V RANCH LLC	102	16,916	0	2,030	168.00							
2022	2022-300002156	BAR V RANCH LLC	102	16,774	0	2,013	166.00							
2021	2021-300002156	BAR V RANCH LLC	102	16,774	0	2,013	166.00							
2020	2020-300002156	BAR V RANCH LLC	102	16,774	0	2,013	166.00							
2019	2019-0002156	BAR V RANCH LLC	102	16,774		2,013	167.00							
2018	2018-0002156	BAR V RANCH LLC	102	16,774		2,013	167.00							
2017	2017-0002156	BAR V RANCH LLC	102	16,774		2,013	167.00							
2016	2016-0002156	BAR V RANCH LLC	102	16,774		2,013	171.00							
2015	2015-0002156	BAR V RANCH LLC	102	16,774		2,013	160.00							
2014	2014-0002156	BAR V RANCH LLC	102	16,774		2,013	161.00							
2013	2013-0002156	BAR V RANCH LLC	102	16,774		2,013	160.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:23
 Page 2

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 16,916 Site Improvements Total Value 16,916 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			



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:21:23
Page 3

Agland Inventory

300002156

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			27.340	106	106	2,887	2,887
LD	LOAMY ALLUVIAL LAND	CR	33			22.121	168	168	3,716	3,716
PC	PRATT LOAMY BILLOWY	NP	37			20.429	118	118	2,419	2,419
QA	QUINLAN LOAM	NP	11			13.193	35	35	464	464
QA	QUINLAN LOAM	CR	11			.767	56	56	43	43
QC	QUINLAN-WDWARD 5-12%	NP	14			.357	45	45	16	16
QC	QUINLAN-WDWARD 5-12%	CR	14			2.979	71	71	212	212
SD	SPUR LOAM	NP	70			3.526	224	224	790	790
TD	TIVOLI FINE SAND	CR	13			6.256	66	66	414	414
TD	TIVOLI FINE SAND	NP	13			11.648	42	42	485	485
TE	TIVOLI-QUINLAN	NP	12			7.144	38	38	274	274
TE	TIVOLI-QUINLAN	CR	12			31.660	61	61	1,934	1,934
WA	WOODWARD 1-3%	CR	43			3.668	219	219	803	803
WA	WOODWARD 1-3%	NP	43			.046	138	138	6	6
WB	WOODWARD 3-8%	CR	33			12.458	168	168	2,093	2,093
WB	WOODWARD 3-8%	NP	33			3.409	106	106	360	360
NP Totals						167.000			16,916	16,916
Total Agland						167.000			16,916	16,916