



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image									
Account	300002158				No Image On File									
Parcel ID	0000-18-27N-21W-3-001-00													
Cadastral ID	0000-27N-21W-18-3-001-00													
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														
<b>Parcel Location</b>														
Situs	1827N21W31													
Subdivision														
Lot/Block	/	Parcel Size	168 - Acres											
Sec/Twn/Rng	18 / 27 / 21 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.94754147 -99.61250789														
<b>Building Permits</b>														
SEC 18-27-21 LOTS 3-4; E2SW4 BK 645 PG 703														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					645/703	BAIR, WILLIAM ALLEN, ETAL	09/03/2008	144,500	MQ					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	22,506	22,506	12%	2,701	Assessed	2,701	212.68					
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	22,506	22,506		2,701	Total Taxable	2,701	213.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002158	BAR V RANCH LLC	102	22,506	0	2,701	213.00							
2024	2024-300002158	BAR V RANCH LLC	102	22,506	0	2,701	220.00							
2023	2023-300002158	BAR V RANCH LLC	102	22,506	0	2,701	223.00							
2022	2022-300002158	BAR V RANCH LLC	102	25,629	0	3,075	253.00							
2021	2021-300002158	BAR V RANCH LLC	102	25,629	0	3,075	254.00							
2020	2020-300002158	BAR V RANCH LLC	102	25,629	0	3,075	253.00							
2019	2019-0002158	BAR V RANCH LLC	102	25,629		3,075	255.00							
2018	2018-0002158	BAR V RANCH LLC	102	25,629		3,075	255.00							
2017	2017-0002158	BAR V RANCH LLC	102	25,629		3,075	256.00							
2016	2016-0002158	BAR V RANCH LLC	102	25,629		3,075	262.00							
2015	2015-0002158	BAR V RANCH LLC	102	25,629		3,075	244.00							
2014	2014-0002158	BAR V RANCH LLC	102	25,629		3,075	246.00							
2013	2013-0002158	BAR V RANCH LLC	102	25,629		3,075	245.00							



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 22,506 Site Improvements Total Value 22,506 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
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 /								
<b>Cost Approach</b>		<b>Manual :</b>						
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					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300002158

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			25.065	255	255	6,379	6,379
QA	QUINLAN LOAM	NP	11			28.088	35	35	989	989
QA	QUINLAN LOAM	CR	11			22.689	56	56	1,270	1,270
QC	QUINLAN-WDWARD 5-12%	CR	14			9.674	71	71	689	689
WA	WOODWARD 1-3%	CR	43			32.674	219	219	7,151	7,151
WB	WOODWARD 3-8%	NP	33			3.838	106	106	405	405
WB	WOODWARD 3-8%	CR	33			20.581	168	168	3,457	3,457
WD	WOODWARD-QUINLAN3-8%	NP	23			15.876	74	74	1,168	1,168
WD	WOODWARD-QUINLAN3-8%	CR	23			8.522	117	117	998	998
<b>CR Totals</b>						167.009			22,506	22,506
<b>Total Agland</b>						167.009			22,506	22,506