



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:50
 Page 1

Assessment Data					Primary Image				
Account	300002187				No Image On File				
Parcel ID	0000-25-27N-21W-1-001-00								
Cadastral ID	0000-27N-21W-25-1-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	102 - 4R-BUFFALO								
Name ID	12757								
REDGATE RANCHES									
% STEVEN V. REDGATE									
PO BOX 197 WAYNOKA OK 73860-0000									
Parcel Location									
Situs	2527N21W11								
Subdivision									
Lot/Block	/	Parcel Size	640 - Acres						
Sec/Twn/Rng	25 / 27 / 21 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
SEC.25-27-21 ALL OF SECTION BOOK 757 PAGE 16									
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	27,059	27,059	12%	3,247	Assessed	3,247	256.67
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	27,059	27,059		3,247	Total Taxable	3,247	256.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002187	REDGATE RANCHES	102	27,059	0	3,247	256.00		
2024	2024-300002187	REDGATE RANCHES	102	27,059	0	3,247	264.00		
2023	2023-300002187	REDGATE RANCHES	102	26,275	0	3,153	261.00		
2022	2022-300002187	REDGATE RANCHES	102	26,275	0	3,153	259.00		
2021	2021-300002187	REDGATE RANCHES	102	26,275	0	3,153	260.00		
2020	2020-300002187	REDGATE, STEVEN V. &	102	26,275	0	3,153	259.00		
2019	2019-0002187	REDGATE, STEVEN V. &	102	26,275		3,153	261.00		
2018	2018-0002187	REDGATE, STEVEN V. &	102	26,275		3,153	261.00		
2017	2017-0002187	REDGATE, STEVEN V. &	102	26,275		3,153	262.00		
2016	2016-0002187	REDGATE, STEVEN V. &	102	26,275		3,153	268.00		
2015	2015-0002187	REDGATE, STEVEN V. &	102	26,275		3,153	250.00		
2014	2014-0002187	REDGATE, STEVEN V. &	102	26,275		3,153	253.00		
2013	2013-0002187	REDGATE, STEVEN V. &	102	26,275		3,153	251.00		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:21:50
 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 27,059 Site Improvements Total Value 27,059 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 06:21:50
Page 3

Agland Inventory

300002187

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			5.893	160	160	943	943
CC	COTTONWOOD	NP	5			77.333	16	16	1,237	1,237
QA	QUINLAN LOAM	NP	11			97.153	35	35	3,420	3,420
QC	QUINLAN-WDWARD 5-12%	NP	14			249.428	45	45	11,174	11,174
RD	ROUGH BROKEN LAND	NP	10			161.843	32	32	5,179	5,179
WB	WOODWARD 3-8%	NP	33			48.351	106	106	5,106	5,106
NP Totals						640.000			27,059	27,059
Total Agland						640.000			27,059	27,059