



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 300002211 Parcel ID 0000-35-27N-21W-1-001-00 Cadastral ID 0000-27N-21W-35-1-001-00 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 3427N21W11 Subdivision Lot/Block / Parcel Size 627 - Acres Sec/Twn/Rng 35 / 27 / 21 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																
Legal Description Lat/Long: 36.77888454 -99.30629245 SEC. 35-27-21 ALL SECTION LESS 12.99 A RR RIGHT OF WAY BOOK 757 PAGE 16																																																																
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300002211	REDGATE RANCHES	102	72,562	0	8,707	686.00																																																									
2024	2024-300002211	REDGATE RANCHES	102	72,014	0	8,641	704.00																																																									
2023	2023-300002211	REDGATE RANCHES	102	73,855	0	8,863	733.00																																																									
2022	2022-300002211	REDGATE RANCHES	102	73,855	0	8,863	729.00																																																									
2021	2021-300002211	REDGATE RANCHES	102	73,855	0	8,863	732.00																																																									
2020	2020-300002211	REDGATE, STEVEN V. &	102	73,855	0	8,863	729.00																																																									
2019	2019-0002211	REDGATE, STEVEN V. &	102	74,203		8,905	738.00																																																									
2018	2018-0002211	REDGATE, STEVEN V. &	102	74,203		8,905	738.00																																																									
2017	2017-0002211	REDGATE, STEVEN V. &	102	74,203		8,905	740.00																																																									
2016	2016-0002211	REDGATE, STEVEN V. &	102	74,203		8,905	758.00																																																									
2015	2015-0002211	REDGATE, STEVEN V. &	102	65,590		7,871	625.00																																																									
2014	2014-0002211	REDGATE, STEVEN V. &	102	65,590		7,871	631.00																																																									
2013	2013-0002211	REDGATE, STEVEN V. &	102	65,590		7,871	627.00																																																									



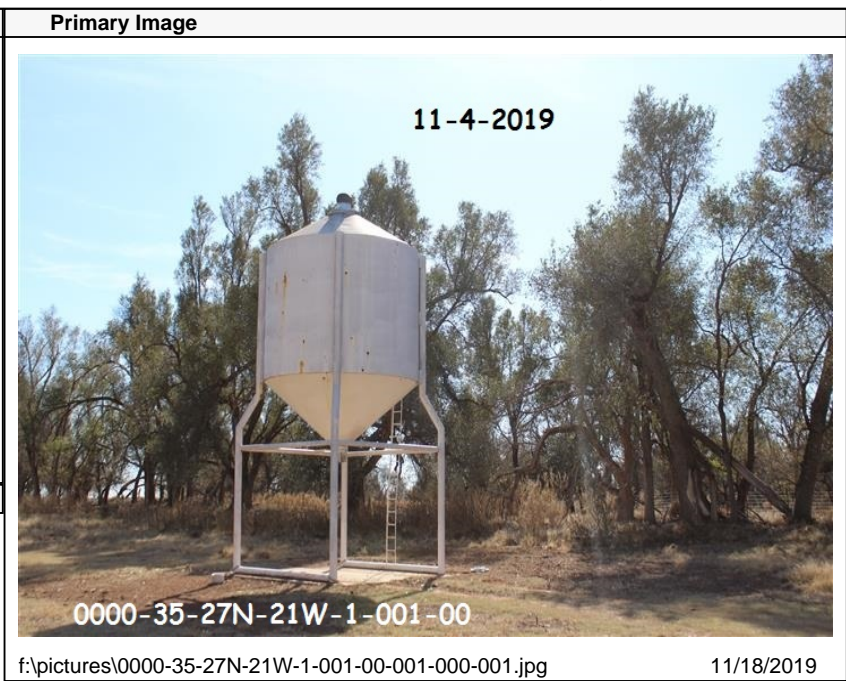
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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



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	-	-

Value Reconciliation

Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	67,845
Site Improvements	4,552
Total Value	72,397 0.00 Total Value Per SqFt

Cost Approach		Manual :	
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

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 0000-35-27N-21W-1-001-00 11-4-2019	SHDS	Shipping/Storage Container	40x8x8			320
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (19.22 x 320)		6,150		6,150 3,198	2,952
 P/P 11-4-2019 0000-35-27N-21W-1-001-00	BFT1	Bulk Feed Tank - Single	0x0x0			20
	Qual	3	Cond 3	Year 2004	Eff Age 22	
	Valuation Summary		Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 20)		4,725		4,725 3,449	1,276
	GBST	Grain Bin - Storage	0x0x0			1,000
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,000)		1,620		1,620 1,296	324



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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%	NP	50			34.176	160	160	5,468	5,468
CA	CAREY SILT 1-3%	CR	50			43.739	255	255	11,132	11,132
CC	COTTONWOOD	NP	5			7.231	16	16	116	116
LC	LINCOLN SOILS	NP	23			10.744	74	74	791	791
LC	LINCOLN SOILS	CR	23			.205	117	117	24	24
LD	LOAMY ALLUVIAL LAND	NP	33			123.718	106	106	13,065	13,065
LD	LOAMY ALLUVIAL LAND	CR	33			3.386	168	168	569	569
PD	PRATT LOAMY HUMMOCKY	NP	31			50.568	99	99	5,016	5,016
PD	PRATT LOAMY HUMMOCKY	CR	31			2.492	158	158	393	393
PE	PRATT LOAMY DUNED	NP	20			4.541	64	64	291	291
QA	QUINLAN LOAM	NP	11			152.970	35	35	5,385	5,385
QC	QUINLAN-WDWARD 5-12%	NP	14			32.633	45	45	1,462	1,462
QC	QUINLAN-WDWARD 5-12%	CR	14			6.726	71	71	479	479
RD	ROUGH BROKEN LAND	NP	10			9.091	32	32	291	291
RD	ROUGH BROKEN LAND	CR	10			2.645	51	51	135	135
W	WATER	NP	0			.735	0	0	0	0
WB	WOODWARD 3-8%	NP	33			42.717	106	106	4,511	4,511
WB	WOODWARD 3-8%	CR	33			13.338	168	168	2,240	2,240
YA	YAHOLA FINE SANDY	NP	55			71.336	176	176	12,555	12,555
YA	YAHOLA FINE SANDY	CR	55			14.009	280	280	3,922	3,922
CR Totals						627.000			67,845	67,845
Total Agland						627.000			67,845	67,845