



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:22:15
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Assessment Data					Primary Image									
Account	300002216													
Parcel ID	0000-01-27N-22W-3-001-00													
Cadastral ID	0000-27N-22W-01-3-001-00													
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														
Parcel Location														
Situs	127N22W31													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	1 / 27 / 22 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
f:\pictures\0000-01-27N-22W-3-001-00-001-000-002.jpg 9/12/2012														
Legal Description Lat/Long: 36.84492736 -99.55291033														
SEC.1-27-22 E2SE4;SW4SE4;SE4SW4 BOOK 492 PAGE 23														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					786/175	BLASDEL, BRYCE	12/02/2024		04					
					/	BLASDEL, BRYCE LEE								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	21,622	21,622	12%	2,595	Assessed	2,595	204.33					
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	21,622	21,622		2,595	Total Taxable	2,595	204.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002216	BAR V RANCH LLC	102	21,622	0	2,595	204.00							
2024	2024-300002216	BLASDEL, BRYCE LEE	102	21,622	0	2,595	211.00							
2023	2023-300002216	BLASDEL, BRYCE LEE	102	21,622	0	2,595	215.00							
2022	2022-300002216	BLASDEL, BRYCE LEE	102	22,431	0	2,692	221.00							
2021	2021-300002216	BLASDEL, BRYCE LEE	102	22,431	0	2,692	222.00							
2020	2020-300002216	BLASDEL, BRYCE LEE	102	22,431	0	2,692	222.00							
2019	2019-0002216	BLASDEL, BRYCE LEE	102	22,431		2,692	223.00							
2018	2018-0002216	BLASDEL, BRYCE LEE	102	22,431		2,692	223.00							
2017	2017-0002216	BLASDEL, BRYCE LEE	102	22,431		2,692	224.00							
2016	2016-0002216	BLASDEL, BRYCE LEE	102	22,431		2,692	229.00							
2015	2015-0002216	BLASDEL, BRYCE LEE	102	22,431		2,692	214.00							
2014	2014-0002216	BLASDEL, BRYCE LEE	102	22,431		2,692	216.00							
2013	2013-0002216	BLASDEL, BRYCE LEE	102	22,431		2,692	214.00							



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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	-

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	21,622
Site Improvements	-
Total Value	21,622 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300002216

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	NP	50			4.079	160	160	653	653
DA	DALHART 1-3%	CR	50			17.108	255	255	4,354	4,354
PC	PRATT LOAMY BILLOWY	CR	37			37.385	188	188	7,041	7,041
PC	PRATT LOAMY BILLOWY	NP	37			57.343	118	118	6,789	6,789
PD	PRATT LOAMY HUMMOCKY	CR	31			.105	158	158	17	17
PE	PRATT LOAMY DUNED	NP	20			23.206	64	64	1,485	1,485
QA	QUINLAN LOAM	CR	11			1.081	56	56	61	61
QA	QUINLAN LOAM	NP	11			4.496	35	35	158	158
TD	TIVOLI FINE SAND	CR	13			1.114	66	66	74	74
TD	TIVOLI FINE SAND	NP	13			8.471	42	42	352	352
TE	TIVOLI-QUINLAN	CR	12			.262	61	61	16	16
TE	TIVOLI-QUINLAN	NP	12			.014	38	38	1	1
WD	WOODWARD-QUINLAN3-8%	CR	23			5.255	117	117	615	615
WD	WOODWARD-QUINLAN3-8%	NP	23			.082	74	74	6	6
NP Totals						160.000			21,622	21,622
Total Agland						160.000			21,622	21,622