



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:22:16
 Page 1

Assessment Data					Primary Image				
Account	300002218				No Image On File				
Parcel ID	0000-02-27N-22W-1-001-00								
Cadastral ID	0000-27N-22W-02-1-001-00								
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	227N22W11								
Subdivision									
Lot/Block	/	Parcel Size	322 - Acres						
Sec/Twn/Rng	2 / 27 / 22 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.83046254 -99.50977396									
SEC.2-27-22 LOTS 1-2-3-4 LESS .683 AC TRACT; S2N2; BOOK 738 PAGE 793					Building Permits				
					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	15,429	15,429	12%	1,851	Assessed	1,851	145.75
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	15,429	15,429		1,851	Total Taxable	1,851	146.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002218	BAR V RANCH LLC	102	15,429	0	1,851	146.00		
2024	2024-300002218	BLASDEL, BRYCE LEE	102	15,429	0	1,851	151.00		
2023	2023-300002218	BLASDEL, BRYCE LEE	102	15,429	0	1,851	153.00		
2022	2022-300002218	BLASDEL, BRYCE LEE	102	17,534	0	2,104	173.00		
2021	2021-300002218	BLASDEL, BRYCE LEE	102	17,534	0	2,104	174.00		
2020	2020-300002218	BLASDEL, BRYCE LEE	102	17,534	0	2,104	173.00		
2019	2019-0002218	BLASDEL, BRYCE LEE	102	17,534		2,104	174.00		
2018	2018-0002218	BLASDEL, BRYCE LEE	102	17,535		2,104	174.00		
2017	2017-0002218	BLASDEL, RUTH A. (TRUST)	102	27,219		3,266	272.00		
2016	2016-0002218	BLASDEL, RUTH A. (TRUST)	102	27,219		3,266	278.00		
2015	2015-0002218	BLASDEL, RUTH A. (TRUST)	102	27,219		3,266	259.00		
2014	2014-0002218	BLASDEL, RUTH A. (TRUST)	102	27,219		3,266	262.00		
2013	2013-0002218	BLASDEL, RUTH A. (TRUST)	102	27,219		3,266	260.00		



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 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				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 Aground Value 15,429 Site Improvements Total Value 15,429 0.00 Total Value Per SqFt				
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 /								
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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Page 3

Agland Inventory

300002218

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			2.694	35	35	95	95
TE	TIVOLI-QUINLAN	NP	12			255.964	38	38	9,829	9,829
TE	TIVOLI-QUINLAN	CR	12			28.929	61	61	1,767	1,767
WA	WOODWARD 1-3%	NP	43			3.415	138	138	470	470
WB	WOODWARD 3-8%	CR	33			.172	168	168	29	29
WB	WOODWARD 3-8%	NP	33			22.857	106	106	2,414	2,414
WD	WOODWARD-QUINLAN3-8%	NP	23			2.479	74	74	182	182
WD	WOODWARD-QUINLAN3-8%	CR	23			5.491	117	117	643	643
CR Totals						322.000			15,429	15,429
Total Agland						322.000			15,429	15,429