



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:22:17
 Page 1

Assessment Data					Primary Image									
Account	300002219				No Image On File									
Parcel ID	0000-02-27N-22W-4-001-00													
Cadastral ID	0000-27N-22W-02-4-001-00													
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	2-27N-22W													
Subdivision														
Lot/Block	/	Parcel Size	70 - Acres											
Sec/Twn/Rng	2 / 27 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.80877279 -99.47314134														
Building Permits														
SEC.2-27-22 E2SE4 LESS 10 A TRACT BOOK 786 PAGE 156														
<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					
					786/156	BLASDEL, BRAD W. REV. TRUST	12/09/2024		04					
					/	BLASDEL, BRAD W. & (TRUST)								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	18,636	18,636	12%	2,236	Assessed	66,264	5,217.63					
Year Frozen		Improvements	533,570	533,570		64,028	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	552,206	552,206		66,264	Total Taxable	66,264	5,218.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002219	BAR V RANCH LLC	102	552,206	0	66,264	5,218.00							
2024	2024-300002219	BLASDEL, BRAD W. REV. TRUST	102	528,163	0	62,743	5,109.00							
2023	2023-300002219	BLASDEL, BRAD W. REV. TRUST	102	399,275	0	47,913	3,963.00							
2022	2022-300002219	BLASDEL, BRAD W. & (TRUST)	102	389,852	0	46,782	3,848.00							
2021	2021-300002219	BLASDEL, BRAD W. & (TRUST)	102	392,323	0	47,079	3,887.00							
2020	2020-300002219	BLASDEL, BRAD W. & (TRUST)	102	392,323	0	47,079	3,874.00							
2019	2019-0002219	BLASDEL, BRAD W. & (TRUST)	102	394,456		47,335	3,923.00							
2018	2018-0002219	BLASDEL, BRAD W. & (TRUST)	102	394,456		47,335	3,925.00							
2017	2017-0002219	BLASDEL, RUTH A. (TRUST)	102	390,025		46,803	3,891.00							
2016	2016-0002219	BLASDEL, RUTH A. (TRUST)	102	386,408		45,369	3,860.00							
2015	2015-0002219	BLASDEL, RUTH A. (TRUST)	102	374,881		43,509	3,454.00							
2014	2014-0002219	BLASDEL, RUTH A. (TRUST)	102	368,802		42,212	3,382.00							
2013	2013-0002219	BLASDEL, RUTH A. (TRUST)	102	353,326		40,954	3,262.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:22:17
 Page 2

Lot Data		Acre - HomeSite and Tracts		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	4							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	4.00 x 1,812.50 = 7,250							
Factor Value								
Adjustments								
Lot Value	7,250							
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	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	7,250				
Total Area	x	Indicated Value	=	7,250				
Adjusted Cost	= 0	Value Per SqFt		0.00				
GRM Approach								
GRM Code								
Gross Rent								
Indicated Value								
Multiple Regression								
MRA Code								
Adusted 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		7,250						
Indicated Value		7,250	0.00	Per SqFt				
Agland Value		11,386						
Site Improvements		535,048						
Total Value		553,684	0.00	Total Value Per SqFt				
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 06:22:17
Page 3

300002219

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	58x32x14	Concrete	Formed Metal	1,856
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (24.43 x 1,856)		45,342		45,342	1,360	43,982
	BALS	Steel TANK STAND YELLOW	12x4x16			48
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (37.07 x 48)		1,779		1,779	89	1,690
	UTIL	Utility Building 4TH WEST	100x75x18	Gravel	Formed Metal	7,500
	Qual 4	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (21.80 x 7,500)		163,500		163,500	4,905	158,595
		0				
		0				
		0				
	LNT0	Lean To - SOUTH SIDE 4TH WEST	100x25x14	Gravel	Formed Metal	2,500
	Qual 3	Cond 3	Year 2023	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (6.05 x 2,500)		15,125		15,125	2,874	12,251
	LNT0	Lean To -NORTH SIDE 4TH WEST	100x25x14	Gravel	Formed Metal	2,500
	Qual 3	Cond 3	Year 2023	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (6.05 x 2,500)		15,125		15,125	2,874	12,251
	GBDR	Grain Bin W/STAIRCASE - 50,000	0x42x45			50,059
	Qual 3	Cond 3	Year 2018	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (1.67 x 50,059)		83,599		83,599	30,932	52,667
	GLNP	Grain Elevator Leg @250 FT	0x0x0			250
	Qual 4	Cond 4	Year 2011	Eff Age 15		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (390.63 x 250)		97,658		97,658		97,658
		0				
		0				



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:22:17
Page 4

Outbuildings/Site Improvements

300002219

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	TWO OH HOPPER BROCK-GRAY2500 EA SOUTH	0x0x0			5,000
	Qual 4	Cond 4	Year 2011	Eff Age	12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (1.71 x 5,000)		8,550		8,550	3,933	4,617
	GBST	Grain Bin - CENTER 26000 BU	0x0x0			26,000
	Qual 4	Cond 4	Year 2011	Eff Age	12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (1.28 x 26,000)		33,280		33,280	15,309	17,971
	SHDS	Shipping Cont. by bins	18x8x0		Formed Metal	144
	Qual 3	Cond 3	Year 2011	Eff Age	15	
Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)		RCNLD
Base Cost (23.26 x 144)		3,349		3,349	1,708	1,641
	PACN	TWO Concrete SLABS DRIVETHRU	40x60x0			2,400
	Qual 3	Cond 3	Year 2011	Eff Age	15	
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)		RCNLD
Base Cost (3.86 x 2,400)		9,264		9,264	7,319	1,945
	BFT1	OH FEED BIN WHITE SOUTH	0x0x0			60
	Qual 3	Cond 3	Year 2010	Eff Age	16	
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (236.24 x 60)		14,174		14,174	8,504	5,670
	EQSL	Equipment Shelter 3RD WEST	60x32x14		Dirt Galvanized Metal	1,920
	Qual 4	Cond 4	Year 2007	Eff Age	15	
Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ 0% Func)		RCNLD
Base Cost (19.07 x 1,920)		36,614		36,614	12,449	24,165
	GBST	TWO Grain Bins @ 8,000 BU EACH EAST	0x0x0			16,000
	Qual 4	Cond 4	Year 2000	Eff Age	21	
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (1.58 x 16,000)		25,280		25,280	15,421	9,859



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:22:17
 Page 5

300002219

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	UTILITY BUILDING 1ST WEST	60x45x16	Concrete	Formed Metal	2,700	
	Qual	4	Cond 3	Year 1992	Eff Age 34		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
	Base Cost (27.12 x 2,700)		73,224		73,224	43,934	29,290
	UTIL	UTILITY BUILDING 2ND-WEST	100x56x14	Concrete	Formed Metal	5,600	
	Qual	4	Cond 3	Year 1992	Eff Age 34		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
	Base Cost (23.27 x 5,600)		130,312		130,312	78,187	52,125
	PACN	Paving - Concrete Entry to Shed	40x6x0			240	
	Qual	3	Cond 3	Year 1992	Eff Age 34		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (5.06 x 240)		1,214		1,214	971	243
	GBST	TWO HOPPER BINS GRAY SOUTH 1400 EACH	0x0x0			2,800	
	Qual	4	Cond 4	Year 1989	Eff Age 30		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
	Base Cost (1.71 x 2,800)		4,788		4,788	3,639	1,149
	GBST	Grain Bin - 6500 BU-SOUTHWEST	0x0x0			6,500	
	Qual	4	Cond 4	Year 1975	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (1.71 x 6,500)		11,115		11,115	8,892	2,223
	GBST	TWO Grain Bins 8000 EA-WEST	0x0x0			16,000	
	Qual	4	Cond 4	Year 1975	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (1.58 x 16,000)		25,280		25,280	20,224	5,056



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:22:17
Page 6

Agland Inventory

300002219

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DC	DALHART-CARWILE	NP	48			1.933	154	154	297	297
DC	DALHART-CARWILE	CR	48			34.687	244	244	8,475	8,475
PD	PRATT LOAMY HUMMOCKY	CR	31			2.004	158	158	316	316
TE	TIVOLI-QUINLAN	NP	12			.273	38	38	10	10
TE	TIVOLI-QUINLAN	CR	12			12.152	61	61	742	742
WD	WOODWARD-QUINLAN3-8%	NP	23			4.710	74	74	347	347
WD	WOODWARD-QUINLAN3-8%	CR	23			10.242	117	117	1,199	1,199
CR Totals						66.000			11,386	11,386
Total Agland						66.000			11,386	11,386