



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300002220				No Image On File									
Parcel ID	0000-02-27N-22W-4-002-00													
Cadastral ID	0000-27N-22W-02-4-002-00													
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	227N22W42													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	2 / 27 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.82886610 -99.53731439														
Building Permits														
SEC.2-27-22 W2SE4 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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,070	3,070	12%	368	Assessed	368	28.98					
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	3,070	3,070		368	Total Taxable	368	29.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002220	BAR V RANCH LLC	102	3,070	0	368	29.00							
2024	2024-300002220	BLASDEL, BRAD REV. TRUST	102	3,070	0	368	30.00							
2023	2023-300002220	BLASDEL, BRAD REV. TRUST	102	3,070	0	368	30.00							
2022	2022-300002220	BLASDEL, BRAD W.& (TRUST)	102	3,072	0	369	30.00							
2021	2021-300002220	BLASDEL, BRAD W.& (TRUST)	102	3,072	0	369	30.00							
2020	2020-300002220	BLASDEL, BRAD W.& (TRUST)	102	3,072	0	369	30.00							
2019	2019-0002220	BLASDEL, BRAD W.& (TRUST)	102	3,072		369	31.00							
2018	2018-0002220	BLASDEL, BRAD W.& (TRUST)	102	3,072		369	31.00							
2017	2017-0002220	BLASDEL, RUTH A. (TRUST)	102	3,072		369	31.00							
2016	2016-0002220	BLASDEL, RUTH A. (TRUST)	102	3,072		369	31.00							
2015	2015-0002220	BLASDEL, RUTH A. (TRUST)	102	3,072		369	29.00							
2014	2014-0002220	BLASDEL, RUTH A. (TRUST)	102	3,072		369	30.00							
2013	2013-0002220	BLASDEL, RUTH A. (TRUST)	102	3,072		369	29.00							



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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		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		3,070						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	3,070 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300002220

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
TE	TIVOLI-QUINLAN	NP	12			79.939	38	38	3,070	3,070
W	WATER	NP	0			.061	0	0	0	0
NP Totals						80.000			3,070	3,070
Total Agland						80.000			3,070	3,070