



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	300002225													
Parcel ID	0000-03-27N-22W-4-001-00													
Cadastral ID	0000-27N-22W-03-4-001-00													
Property Type	REAL - Real Property													
Property Class	RC	VI Area 2												
Tax Area	102 - 4R-BUFFALO													
Name ID	13301													
BUFFALO FEEDERS, LLC														
PO BOX 409 BUFFALO OK 73834-0000														
Parcel Location														
Situs	327N22W41													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	3 / 27 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.94777739 -99.62402691														
SEC.3-27-22 SE4 A KS LIMITED LIABILITY CO														
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					
					502/852	CENTRAL PLAINS FEED YARD	01/01/1995	270,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	409,088	78,183	12%	9,382	Assessed	9,514	749.13					
Year Frozen		Improvements	53,739	1,101		132	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	462,827	79,284		9,514	Total Taxable	9,514	749.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002225	BUFFALO FEEDERS, LLC	102	462,827	0	9,061	713.00							
2024	2024-300002225	BUFFALO FEEDERS, LLC	102	464,919	0	8,630	703.00							
2023	2023-300002225	BUFFALO FEEDERS, LLC	102	443,250	0	8,218	680.00							
2022	2022-300002225	BUFFALO FEEDERS, LLC	102	440,259	0	7,828	644.00							
2021	2021-300002225	BUFFALO FEEDERS, LLC	102	440,380	0	7,455	615.00							
2020	2020-300002225	BUFFALO FEEDERS, LLC	102	428,815	0	5,778	475.00							
2019	2019-0002225	BUFFALO FEEDERS, LLC	102	428,815		5,503	456.00							
2018	2018-0002225	BUFFALO FEEDERS, LLC	102	428,815		5,241	435.00							
2017	2017-0002225	BUFFALO FEEDERS, LLC	102	428,815		4,992	415.00							
2016	2016-0002225	BUFFALO FEEDERS, LLC.	102	428,815		4,754	405.00							
2015	2015-0002225	BUFFALO FEEDERS, LLC.	102	428,815		4,527	359.00							
2014	2014-0002225	BUFFALO FEEDERS, LLC.	102	428,815		4,312	346.00							
2013	2013-0002225	BUFFALO FEEDERS, LLC.	102	34,224		4,107	327.00							



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 80</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 80.00 x 5,000.00 = 400,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 400,000</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 52,998</p> <p>Total Improvement Value 52,998</p> <p>Land Value 400,000</p> <p>Cost Approach Value 452,998</p>	<p>Image Information</p> <p>Image ID 10525</p> <p>Image Date 12/11/2020</p> <p>Name 2225_1.JPG</p> <p>Description Shed</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 52,998</p> <p>Land Value 400,000</p> <p>Total Appraised Value 462,086</p>



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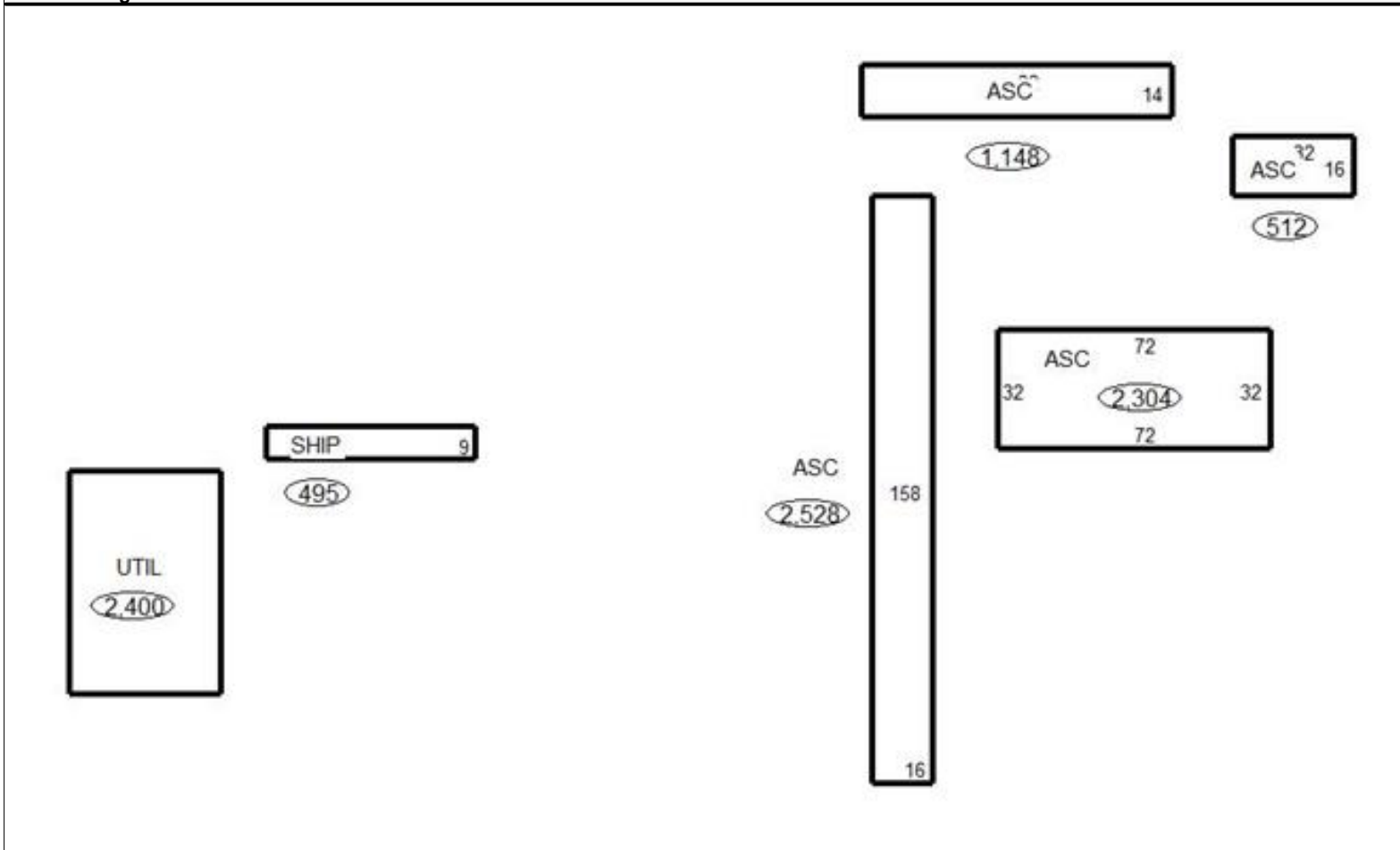
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	UTIL		40	UTIL	2,400	1.000	2,400
2	O	SHIP		40	SHIP	495	1.000	495
3	O	ASC		40	ASC	1,148	1.000	1,148
4	O	ASC		40	ASC	512	1.000	512
5	O	ASC		40	ASC	2,528	1.000	2,528
6	O	ASC		40	ASC	2,304	1.000	2,304

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
 <p>0000-03-27N-22W-4-001-00 2225 12/01/2020</p>	SHIP	Shipping Container	55x9x0			495		
	Qual	4	Cond	4	Year	2017	Eff Age	5
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.90 x 495)					3,416	683	2,733	
 <p>0000-03-27N-22W-4-001-00 2225 12/01/2020</p>	ASC	Shelter in Pens #1	82x14x0		Formed Metal	1,148		
	Qual	4	Cond	4	Year	1990	Eff Age	22
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.13 x 1,148)					5,889	4,711	1,178	
 <p>0000-03-27N-22W-4-001-00 2225 12/01/2020</p>	ASC	Shelter in Pens #2	32x16x0		Formed Metal	512		
	Qual	4	Cond	4	Year	1990	Eff Age	22
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.13 x 512)					2,627	2,102	525	
 <p>0000-03-27N-22W-4-001-00 2225 12/01/2020</p>	ASC	Shelter in Pens #3	158x16x0		Formed Metal	2,528		
	Qual	4	Cond	4	Year	1990	Eff Age	22
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.13 x 2,528)					12,969	10,375	2,594	
 <p>0000-03-27N-22W-4-001-00 2225 12/01/2020</p>	ASC	Shelter in Pens #4 Gable Roof Pt Encl	32x16x0			2,304		
	Qual	4	Cond	4	Year	1990	Eff Age	22
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.13 x 2,304)					11,820	9,456	2,364	
 <p>0000-03-27N-22W-4-001-00 2225 12/01/2020</p>	UTIL	Utility Building	40x60x12		Formed Metal	2,400		
	Qual	4	Cond	4	Year	1973	Eff Age	42
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (27.95 x 2,400)					67,080	44,273	22,807	
 <p>0000-03-27N-22W-4-001-00 2225 12/01/2020</p>	FDBK	Feed Bunks - Linear Feet**EDIT FEET**	0x0x0			9,593		
	Qual	4	Cond	4	Year	1970	Eff Age	45
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (10.84 x 9,593)					103,983	83,186	20,797	
Total Site Improvement Value						52,998		



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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
PC	PRATT LOAMY BILLOWY	NP	37	LPI		5.000	118	118	592	592
TD	TIVOLI FINE SAND	NP	13	LPI		35.000	42	42	1,456	1,456
YA	YAHOLA FINE SANDY	NP	55	LPI		40.000	176	176	7,040	7,040
NP Totals						80.000			9,088	9,088
Total Agland						80.000			9,088	9,088