



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:22:24
Page 1

Assessment Data					Primary Image									
Account	300002226													
Parcel ID	0000-04-27N-22W-1-001-00													
Cadastral ID	0000-27N-22W-04-1-001-00													
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	427N22W11													
Subdivision														
Lot/Block	/	Parcel Size	480 - Acres											
Sec/Twn/Rng	4 / 27 / 22 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.86700733 -99.47102553														
SEC.4-27-22 LOTS 1-2-3-4; S2N2; N2SE4;N2SW4 BOOK 786 PAGE 179 PRIOR:														
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 colspan="5"> </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					
					786/179	HILL VALLEY, LLC	12/03/2024	0	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	54,206	54,206	12%	6,505	Assessed	15,069	1,186.53					
Year Frozen		Improvements	7,164	7,164		860	Penalty	0						
Uncapped Value	0	Mobile Home	64,203	64,203		7,704	Exemption	0	0.00					
TIF Project ID	0	Total Value	125,573	125,573		15,069	Total Taxable	15,069	1,187.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002226	BAR V RANCH LLC	102	125,573	0	14,778	1,164.00							
2024	2024-300002226	HILL VALLEY, LLC	102	125,075	0	14,241	1,160.00							
2023	2023-300002226	HILL VALLEY, LLC	102	54,203	0	6,505	538.00							
2022	2022-300002226	HILL VALLEY, LLC	102	53,616	0	6,365	524.00							
2021	2021-300002226	HILL VALLEY, LLC	102	51,497	0	6,180	510.00							
2020	2020-300002226	HILL VALLEY, LLC	102	51,497	0	6,180	509.00							
2019	2019-0002226	HILL VALLEY, LLC	102	51,497		6,180	512.00							
2018	2018-0002226	JORDAN, GAYLA SUE	102	51,497		6,180	512.00							
2017	2017-0002226	JORDAN, GAYLA SUE	102	51,497		6,180	514.00							
2016	2016-0002226	JORDAN, GAYLA SUE	102	51,497		6,180	526.00							
2015	2015-0002226	JORDAN, GAYLA SUE	102	51,497		6,180	491.00							
2014	2014-0002226	JORDAN, GAYLA SUE	102	51,497		6,180	495.00							
2013	2013-0002226	JORDAN, GAYLA SUE	102	51,497		6,180	492.00							



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Date 02/06/2026
 Time 06:22:24
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	6 Mobile Home 50 x 16
Condition	4 - Good
Quality	3.5 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	800 / 800
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 3

HOUSE 5/9/2024

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	61.63	Total Misc Impr	+ 4,399
Roofing Adj	+ 3.14	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 67,703
Heat/Cool Adj	+ 5.52	Depreciation (11%)	- 7,447
Plumbing Adj	+ 8.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,256
Adj Base Cost	= 79.13	Lot Value	+ 5,000
Total Area	x 800	Indicated Value	= 65,256
Adjusted Cost	= 63,304	Value Per SqFt	81.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,256		
Lot Value	5,000		
Indicated Value	65,256	81.57	Per SqFt
Agland Value	49,206		
Site Improvements	11,991		
Total Value	126,453	158.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	11498	16x6		96	45.82		4,399



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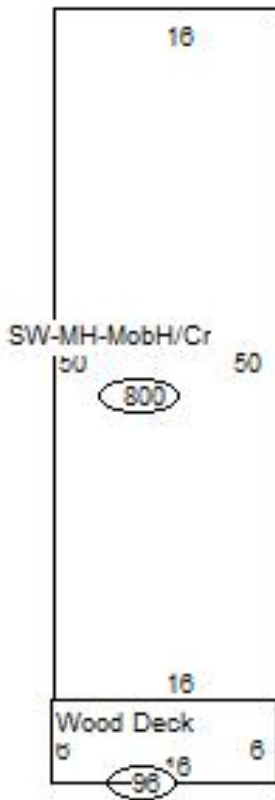
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Date 02/06/2026
Time 06:22:24
Page 3

Sketch Image

300002226



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	800	1.000	800
2	M	WODC		20	Wood Deck	96	1.000	96
Total Building Area						800		800



Harper

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Date 02/06/2026
 Time 06:22:24
 Page 4

300002226

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Sidewalk	46x3x0			138
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary Base Cost (6.52 x 138) 900		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	UTIL	Shed - Small	60x30x10		Formed Metal	1,800
	Qual	3	Cond 4	Year 1960	Eff Age 53	
	Valuation Summary Base Cost (23.89 x 1,800) 43,002		Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD



Harper

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Date 02/06/2026
Time 06:22:24
Page 5

Agland Inventory

300002226

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33	LPI		34.000	106	106	3,590	3,590
PD	PRATT LOAMY HUMMOCKY	NP	31	LPI		96.000	99	99	9,523	9,523
PE	PRATT LOAMY DUNED	NP	20	LPI		18.000	64	64	1,152	1,152
QA	QUINLAN LOAM	NP	11	LPI		29.000	35	35	1,021	1,021
SD	SPUR LOAM	NP	70	LPI		13.000	224	224	2,912	2,912
TE	TIVOLI-QUINLAN	CR	12	LPI		13.000	61	61	794	794
TE	TIVOLI-QUINLAN	NP	12	LPI		87.000	38	38	3,341	3,341
WB	WOODWARD 3-8%	CR	33	LPI		19.000	168	168	3,191	3,191
WB	WOODWARD 3-8%	NP	33	LPI		28.000	106	106	2,957	2,957
WD	WOODWARD-QUINLAN3-8%	CR	23	LPI		25.000	117	117	2,927	2,927
WD	WOODWARD-QUINLAN3-8%	NP	23	LPI		29.000	74	74	2,134	2,134
YA	YAHOLA FINE SANDY	NP	55	LPI		89.000	176	176	15,664	15,664
NP Totals						480.000			49,206	49,206
Total Agland						480.000			49,206	49,206