



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:22:25  
 Page 1

Assessment Data					Primary Image									
Account	300002228				No Image On File									
Parcel ID	0000-04-27N-22W-4-001-00													
Cadastral ID	0000-27N-22W-04-4-001-00													
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														
<b>Parcel Location</b>														
Situs	427N22W41													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	4 / 27 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.86682673 -99.53470278														
<b>Building Permits</b>														
SEC.4-27-22 S2SE4 BOOK 782 PAGE 579 WD														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					786/175	BLASDEL, BRYCE	12/02/2024		04					
					782/579	BUFFALO FEEDERS, LLC	06/14/2024		13					
					545/29	HOLCOMB, ETAL	04/05/1999	22,500	MQ					
					545/27	HOLCOMB, ETAL	04/05/1999	22,500	MQ					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2025	Land Value	11,842	11,842	12%	1,421	Assessed	1,421	111.89					
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	11,842	11,842		1,421	Total Taxable	1,421	112.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002228	BAR V RANCH LLC	102	11,842	0	1,421	112.00							
2024	2024-300002228	BLASDEL, BRYCE LEE	102	11,842	0	1,421	116.00							
2023	2023-300002228	BUFFALO FEEDERS, LLC	102	11,842	0	1,416	117.00							
2022	2022-300002228	BUFFALO FEEDERS, LLC	102	11,456	0	1,375	113.00							
2021	2021-300002228	BUFFALO FEEDERS, LLC	102	11,456	0	1,375	114.00							
2020	2020-300002228	BUFFALO FEEDERS, LLC	102	11,456	0	1,375	113.00							
2019	2019-0002228	BUFFALO FEEDERS, LLC	102	11,456		1,375	114.00							
2018	2018-0002228	BUFFALO FEEDERS, LLC	102	11,456		1,375	114.00							
2017	2017-0002228	BUFFALO FEEDERS, LLC	102	11,456		1,375	114.00							
2016	2016-0002228	BUFFALO FEEDERS, L.L.C.	102	11,456		1,375	117.00							
2015	2015-0002228	BUFFALO FEEDERS, L.L.C.	102	11,456		1,375	109.00							
2014	2014-0002228	BUFFALO FEEDERS, L.L.C.	102	11,456		1,375	110.00							
2013	2013-0002228	BUFFALO FEEDERS, L.L.C.	102	11,456		1,375	110.00							



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:22:25  
 Page 2

<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 11,842 Site Improvements Total Value 11,842 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
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 /								
<b>Cost Approach</b>		<b>Manual :</b>						
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					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:22:25  
Page 3

### Agland Inventory

300002228

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			.570	106	106	60	60
PE	PRATT LOAMY DUNED	NP	20			24.396	64	64	1,561	1,561
SD	SPUR LOAM	NP	70			11.142	224	224	2,496	2,496
YA	YAHOLA FINE SANDY	NP	55			43.893	176	176	7,725	7,725
<b>NP Totals</b>						80.000			11,842	11,842
<b>Total Agland</b>						80.000			11,842	11,842