



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	300002266				No Image On File									
Parcel ID	0000-10-27N-22W-2-003-00													
Cadastral ID	0000-27N-22W-10-2-003-00													
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	1027N22W23													
Subdivision														
Lot/Block	/	Parcel Size	151.2 - Acres											
Sec/Twn/Rng	10 / 27 / 22 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.85886363 -99.88316614														
Building Permits														
SEC 10-27-22 S2NW; N2SW4 LESS RR 8.80A BOOK 786 PAGE 162														
<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					
					786/162	BLASDEL, BRAD WAYNE REV. TRUST	12/09/2024		04					
					532/199	BLASDEL, BRYCE LEE	01/27/1998	80,000	U					
					499/370	HUCKABY, ERNEST L. JR. ETU	08/11/1994	80,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	33,774	33,774	12%	4,053	Assessed	4,053	319.13					
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	33,774	33,774		4,053	Total Taxable	4,053	319.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002266	BAR V RANCH LLC	102	33,774	0	4,053	319.00							
2024	2024-300002266	BLASDEL, BRAD WAYNE REV. TRUST (1/2) AND	102	33,774	0	4,053	330.00							
2023	2023-300002266	BLASDEL, BRAD WAYNE REV. TRUST (1/2) AND	102	33,774	0	4,053	335.00							
2022	2022-300002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716	0	4,166	343.00							
2021	2021-300002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716	0	4,166	344.00							
2020	2020-300002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716	0	4,166	343.00							
2019	2019-0002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716		4,166	345.00							
2018	2018-0002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716		4,166	345.00							
2017	2017-0002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716		4,166	346.00							
2016	2016-0002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716		4,166	354.00							
2015	2015-0002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716		4,166	331.00							
2014	2014-0002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716		4,166	334.00							
2013	2013-0002266	BLASDEL, BRAD WAYNE (TRUST) &	102	34,716		4,166	332.00							



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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 Adjustments Lot Value				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 33,774 Site Improvements Total Value 33,774 0.00 Total Value Per SqFt				
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	+ 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					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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
CA	CAREY SILT 1-3%	NP	50			.053	160	160	9	9
CB	CAREY SILT 3-5%	NP	41			.411	131	131	54	54
QC	QUINLAN-WDWARD 5-12%	NP	14			4.698	45	45	210	210
QC	QUINLAN-WDWARD 5-12%	CR	14			15.136	71	71	1,079	1,079
SA	ST.PAUL 0-1%	NP	60			1.186	192	192	228	228
SA	ST.PAUL 0-1%	CR	60			59.053	305	305	18,035	18,035
WA	WOODWARD 1-3%	CR	43			44.991	219	219	9,847	9,847
WB	WOODWARD 3-8%	CR	33			25.673	168	168	4,312	4,312
CR Totals						151.200			33,774	33,774
Total Agland						151.200			33,774	33,774