



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:23:01
Page 1

Assessment Data					Primary Image									
Account	300002269				No Image On File									
Parcel ID	0000-10-27N-22W-4-002-00													
Cadastral ID	0000-27N-22W-10-4-002-00													
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	1027N22W42													
Subdivision														
Lot/Block	/	Parcel Size	118 - Acres											
Sec/Twn/Rng	10 / 27 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.92499403 -99.56854535														
SEC 10-27-22 N2SE AND SESE4 LESS RR 2.23 A. BOOK 786 PAGE 162														
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					
					786/162	BLASDEL, BRAD WAYNE REV. TRUST	12/09/2024		04					
					499/371	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	23,904	23,904	12%	2,868	Assessed	2,868	225.83					
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	23,904	23,904	2,868	Total Taxable	2,868		226.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002269	BAR V RANCH LLC	102	23,904	0	2,868	226.00							
2024	2024-300002269	BLASDEL, BRAD WAYNE REV. TRUST (1/2) AND	102	23,904	0	2,868	234.00							
2023	2023-300002269	BLASDEL, BRAD WAYNE REV. TRUST (1/2) AND	102	23,904	0	2,868	237.00							
2022	2022-300002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300	0	2,916	240.00							
2021	2021-300002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300	0	2,916	241.00							
2020	2020-300002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300	0	2,916	240.00							
2019	2019-0002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300		2,916	242.00							
2018	2018-0002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300		2,916	242.00							
2017	2017-0002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300		2,916	242.00							
2016	2016-0002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300		2,916	248.00							
2015	2015-0002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300		2,916	231.00							
2014	2014-0002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300		2,916	234.00							
2013	2013-0002269	BLASDEL, BRAD WAYNE (TRUST) &	102	24,300		2,916	232.00							



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 Page 2

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 23,904 Site Improvements Total Value 23,904 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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Page 3

Agland Inventory

300002269

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			24.963	255	255	6,353	6,353
QC	QUINLAN-WDWARD 5-12%	CR	14			22.766	71	71	1,622	1,622
SA	ST.PAUL 0-1%	CR	60			19.408	305	305	5,927	5,927
WA	WOODWARD 1-3%	CR	43			28.650	219	219	6,271	6,271
WB	WOODWARD 3-8%	CR	33			22.213	168	168	3,731	3,731
CR Totals						118.000			23,904	23,904
Total Agland						118.000			23,904	23,904