



# 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	300003129													
Parcel ID	0000-20-28N-21W-1-001-00													
Cadastral ID	0000-28N-21W-20-1-001-00													
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	2028N21W11													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	20 / 28 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
SHED 6/12/2024														
Legal Description Lat/Long: 36.88976071 -99.54018102														
SEC.20-28N-21W N/2 BOOK 786 PAGE 175 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></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					
					786/175	BLASDEL, BRYCE	12/02/2024		04					
					775/835	ERWIN, MARK D. LIVING TRUST	05/30/2023	336,000	18					
					/	ERWIN, MARK DUANE (TRUST)								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	20,164	20,164	12%	2,420	Assessed	3,244	255.43					
Year Frozen		Improvements	6,864	6,864		824	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	27,028	27,028		3,244	Total Taxable	3,244	255.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003129	BAR V RANCH LLC	102	27,028	0	3,244	255.00							
2024	2024-300003129	BLASDEL, BRYCE LEE	102	27,944	0	3,354	273.00							
2023	2023-300003129	BLASDEL, BRYCE LEE	102	24,696	0	2,964	245.00							
2022	2022-300003129	ERWIN, MARK DUANE (TRUST)	102	25,816	0	2,936	242.00							
2021	2021-300003129	ERWIN, MARK DUANE (TRUST)	102	23,754	0	2,851	235.00							
2020	2020-300003129	ERWIN, MARK DUANE (TRUST)	102	23,754	0	2,851	235.00							
2019	2019-0003129	ERWIN, MARK DUANE (TRUST)	102	23,754		2,851	236.00							
2018	2018-0003129	ERWIN, MARK DUANE (TRUST)	102	23,754		2,851	236.00							
2017	2017-0003129	ERWIN, MARK DUANE (TRUST)	102	23,754		2,851	237.00							
2016	2016-0003129	ERWIN, MARK DUANE (TRUST)	102	23,754		2,851	243.00							
2015	2015-0003129	ERWIN, MARK DUANE (TRUST)	102	23,754		2,851	226.00							
2014	2014-0003129	ERWIN, MARK DUANE	102	30,912		2,851	228.00							
2013	2013-0003129	ERWIN, VERLON (TRUST) &	102	30,912		3,710	296.00							



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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	-	0000-20-28N-21W-1-001-00 06/11/24	
Adjustments	-	SHED 6/12/2024	
Lot Value	-	<b>GRM Approach</b>	
<b>Residential Data</b>		GRM Code	
Type	-	Gross Rent	
Condition	-	Indicated Value	
Quality	-	<b>Multiple Regression</b>	
Architecture	-	MRA Code	
Style	-	Adusted R	
Exterior Wall	-	Indicated Value	
Base/Total Area /	-	<b>Direct Comparables</b>	
Style	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
HVAC	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
Roof Cover	-	Comparables	
Area on Slab	-	Indicated Value	
Fixture/RghIn /	-	<b>Value Reconciliation</b>	
Bed/F/H Bath / /	-	Selected Approach Cost Approach	
Basement Area	-	Improvements	
Garage Type	-	Lot Value	
Remodel	-	Indicated Value 0.00 Per SqFt	
Year/Eff Age /	-	Aglanld Value 20,164	
<b>Cost Approach</b>		Site Improvements 6,966	
Manual :		Total Value 27,130 0.00 Total Value Per SqFt	
Base Cost 0.00	Total Misc Impr + 0		
Roofing Adj + 0.00	Garage Cost +		
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 =		
Adj Base Cost = 0.00	Lot Value +		
Total Area x	Indicated Value =		
Adjusted Cost = 0	Value Per SqFt 0.00		
<b>Miscellaneous Improvements</b>			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building Open End	50x30x10	Concrete	Galvanized Metal	1,500
	Qual 3	Cond 3	Year 1960	Eff Age 66		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (23.22 x 1,500)	34,830	34,830	27,864	6,966



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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%	CR	50			5.014	255	255	1,276	1,276
CA	CAREY SILT 1-3%	NP	50			9.341	160	160	1,494	1,494
QA	QUINLAN LOAM	NP	11			174.956	35	35	6,158	6,158
QA	QUINLAN LOAM	CR	11			.922	56	56	52	52
QC	QUINLAN-WDWARD 5-12%	CR	14			3.002	71	71	214	214
QC	QUINLAN-WDWARD 5-12%	NP	14			4.654	45	45	209	209
WB	WOODWARD 3-8%	NP	33			55.427	106	106	5,853	5,853
WD	WOODWARD-QUINLAN3-8%	NP	23			66.684	74	74	4,908	4,908
<b>NP Totals</b>						320.000			20,164	20,164
<b>Total Agland</b>						320.000			20,164	20,164