



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 300003172 Parcel ID 0000-31-28N-21W-1-001-00 Cadastral ID 0000-28N-21W-31-1-001-00 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 3128N21W11 Subdivision Lot/Block / Parcel Size 150 - Acres Sec/Twn/Rng 31 / 28 / 21 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																						
Legal Description Lat/Long: 36.80108847 -99.53492576																																																						
SEC.31-28-21 NE4 LESS 10 ACRE TRACT BOOK 786 PAGE 175					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																																													
					747/207	SNELL, BETH ANN & LEON	09/30/2019	146,000	21																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 21,846</td> <td>20,407</td> <td>12%</td> <td>2,449</td> <td>Assessed</td> <td>2,449</td> <td>192.83</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 0</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 21,846</td> <td>20,407</td> <td> </td> <td>2,449</td> <td>Total Taxable</td> <td>2,449</td> <td>193.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 21,846	20,407	12%	2,449	Assessed	2,449	192.83	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 21,846	20,407		2,449	Total Taxable	2,449	193.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300003172	BAR V RANCH LLC	102	21,846	0	2,378	187.00																																															
2024	2024-300003172	BLASDEL, BRYCE LEE	102	19,236	0	2,308	188.00																																															
2023	2023-300003172	BLASDEL, BRYCE LEE	102	19,236	0	2,308	191.00																																															
2022	2022-300003172	BLASDEL, BRYCE LEE	102	19,617	0	2,354	194.00																																															
2021	2021-300003172	BLASDEL, BRYCE LEE	102	19,617	0	2,354	194.00																																															
2020	2020-300003172	BLASDEL, BRYCE LEE	102	19,617	0	2,354	194.00																																															
2019	2019-0003172	BLASDEL, BRYCE LEE	102	19,617		2,354	195.00																																															
2018	2018-0003172	SNELL, BETH ANN	102	19,617		2,354	195.00																																															
2017	2017-0003172	SNELL, BETH ANN	102	19,617		2,354	196.00																																															
2016	2016-0003172	SNELL, BETH ANN	102	19,617		2,354	200.00																																															
2015	2015-0003172	SNELL, BETH ANN	102	19,617		2,354	187.00																																															
2014	2014-0003172	SNELL, BETH ANN	102	19,617		2,354	189.00																																															
2013	2013-0003172	ERWIN, VERLON (TRUST) &	102	19,617		2,354	187.00																																															



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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				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
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 /											
								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 :						Value Reconciliation			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 21,846 Site Improvements Total Value 21,846 0.00 Total Value Per SqFt							
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

300003172

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			40.400	255	255	10,282	10,282
CA	CAREY SILT 1-3%	NP	50			6.400	160	160	1,024	1,024
QA	QUINLAN LOAM	CR	11			37.245	56	56	2,085	2,085
QA	QUINLAN LOAM	NP	11			4.829	35	35	170	170
W	WATER	NP	0			1.443	0	0	0	0
WB	WOODWARD 3-8%	CR	33			25.943	168	168	4,358	4,358
WB	WOODWARD 3-8%	NP	33			1.978	106	106	209	209
WD	WOODWARD-QUINLAN3-8%	CR	23			31.754	117	117	3,717	3,717
WD	WOODWARD-QUINLAN3-8%	NP	23			.009	74	74	1	1
NP Totals						150.000			21,846	21,846
Total Agland						150.000			21,846	21,846