



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	300003173				No Image On File									
Parcel ID	0000-31-28N-21W-2-001-00													
Cadastral ID	0000-28N-21W-31-2-001-00													
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	3128N21W21													
Subdivision														
Lot/Block	/	Parcel Size	323 - Acres											
Sec/Twn/Rng	31 / 28 / 21 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.81853916 -99.54038318														
SEC.31-28-21 LOTS 1-2-3-4; E/2NW/4; E/2SW/4 (AKA W/2) BOOK 795 PAGE 502 (CORRECTION DEED)														
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					
					795/502	JORDAN, CALVIN LEE	01/14/2026		06					
					786/159	JORDAN, CALVIN LEE	12/03/2024		04					
					/	JORDAN, CALVIN LEE								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	45,431	45,431	12%	5,452	Assessed	5,452	429.29					
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	45,431	45,431	5,452	Total Taxable	5,452	429.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003173	BAR V RANCH LLC	102	45,431	0	5,452	429.00							
2024	2024-300003173	JORDAN, CALVIN LEE	102	45,431	0	5,452	444.00							
2023	2023-300003173	JORDAN, CALVIN LEE	102	45,431	0	5,452	451.00							
2022	2022-300003173	JORDAN, CALVIN LEE	102	47,413	0	5,690	468.00							
2021	2021-300003173	JORDAN, CALVIN LEE	102	47,413	0	5,690	470.00							
2020	2020-300003173	JORDAN, CALVIN LEE	102	47,413	0	5,690	468.00							
2019	2019-0003173	JORDAN, CALVIN LEE	102	47,413		5,690	472.00							
2018	2018-0003173	DELONG, CARSON RAY AND CALVIN	102	47,413		5,690	472.00							
2017	2017-0003173	BLASDEL, RUTH A. (TRUST)	102	47,413		5,690	473.00							
2016	2016-0003173	BLASDEL, RUTH A. (TRUST)	102	47,413		5,690	484.00							
2015	2015-0003173	BLASDEL, RUTH A. (TRUST)	102	47,413		5,690	452.00							
2014	2014-0003173	BLASDEL, RUTH A. (TRUST)	102	47,413		5,690	456.00							
2013	2013-0003173	BLASDEL, RUTH A. (TRUST)	102	47,413		5,690	453.00							



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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								
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			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglnd Value 45,433			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 45,433 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
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%	IP	50			.073	197	197	14	14
CA	CAREY SILT 1-3%	NP	50			1.240	160	160	198	198
CA	CAREY SILT 1-3%	CR	50			43.109	255	255	10,971	10,971
PA	PRATT BILLOWY	NP	48			1.795	154	154	276	276
QA	QUINLAN LOAM	NP	11			85.631	35	35	3,014	3,014
QA	QUINLAN LOAM	CR	11			49.979	56	56	2,798	2,798
QC	QUINLAN-WDWARD 5-12%	NP	14			.130	45	45	6	6
QC	QUINLAN-WDWARD 5-12%	CR	14			4.942	71	71	352	352
SA	ST.PAUL 0-1%	CR	60			46.548	305	305	14,216	14,216
W	WATER	NP	0			2.309	0	0	0	0
WA	WOODWARD 1-3%	NP	43			2.534	138	138	349	349
WA	WOODWARD 1-3%	CR	43			12.054	219	219	2,638	2,638
WB	WOODWARD 3-8%	NP	33			25.616	106	106	2,705	2,705
WB	WOODWARD 3-8%	CR	33			46.979	168	168	7,891	7,891
WD	WOODWARD-QUINLAN3-8%	NP	23			.061	74	74	5	5
NP Totals						323.000			45,433	45,433
Total Agland						323.000			45,433	45,433