



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300003175				No Image On File									
Parcel ID	0000-32-28N-21W-1-001-00													
Cadastral ID	0000-28N-21W-32-1-001-00													
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	3228N21W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	32 / 28 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.81568014 -99.53485920														
Building Permits														
SEC.32-28-21 E2E2 BOOK 523 PAGE 063														
<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					
					/	BLASDEL, BRYCE								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	26,450	26,450	12%	3,174	Assessed	3,174	249.92					
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	26,450	26,450	3,174	Total Taxable	3,174		250.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003175	BAR V RANCH LLC	102	26,450	0	3,174	250.00							
2024	2024-300003175	BLASDEL, BRYCE	102	26,450	0	3,157	257.00							
2023	2023-300003175	BLASDEL, BRYCE	102	26,450	0	3,065	254.00							
2022	2022-300003175	BLASDEL, BRYCE	102	24,799	0	2,976	245.00							
2021	2021-300003175	BLASDEL, BRYCE	102	24,799	0	2,976	246.00							
2020	2020-300003175	BLASDEL, BRYCE	102	24,799	0	2,976	245.00							
2019	2019-0003175	BLASDEL, BRYCE	102	24,799		2,976	247.00							
2018	2018-0003175	BLASDEL, BRYCE	102	24,799		2,976	247.00							
2017	2017-0003175	BLASDEL, BRYCE	102	24,799		2,976	247.00							
2016	2016-0003175	BLASDEL, BRYCE	102	24,799		2,976	253.00							
2015	2015-0003175	BLASDEL, BRYCE	102	24,799		2,976	236.00							
2014	2014-0003175	BLASDEL, BRYCE	102	24,799		2,976	238.00							
2013	2013-0003175	BLASDEL, BRYCE	102	24,799		2,976	237.00							



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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 26,450 Site Improvements Total Value 26,450 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

300003175

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			13.185	160	160	2,110	2,110
CA	CAREY SILT 1-3%	CR	50			31.554	255	255	8,030	8,030
LD	LOAMY ALLUVIAL LAND	NP	33			2.443	106	106	258	258
LD	LOAMY ALLUVIAL LAND	CR	33			.038	168	168	6	6
QA	QUINLAN LOAM	NP	11			36.739	35	35	1,293	1,293
QA	QUINLAN LOAM	CR	11			2.285	56	56	128	128
QC	QUINLAN-WDWARD 5-12%	NP	14			2.611	45	45	117	117
QC	QUINLAN-WDWARD 5-12%	CR	14			3.054	71	71	218	218
SA	ST.PAUL 0-1%	NP	60			6.354	192	192	1,220	1,220
SA	ST.PAUL 0-1%	CR	60			24.811	305	305	7,577	7,577
W	WATER	NP	0			.359	0	0	0	0
WB	WOODWARD 3-8%	NP	33			10.407	106	106	1,099	1,099
WB	WOODWARD 3-8%	CR	33			26.161	168	168	4,394	4,394
CR Totals						160.000			26,450	26,450
Total Agland						160.000			26,450	26,450