



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:35:41
Page 1

Assessment Data					Primary Image									
Account	300003176				No Image On File									
Parcel ID	0000-32-28N-21W-1-002-00													
Cadastral ID	0000-28N-21W-32-1-002-00													
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	3228N21W12													
Subdivision														
Lot/Block	/	Parcel Size	480 - Acres											
Sec/Twn/Rng	32 / 28 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.80793226 -99.53885242														
Building Permits														
SEC.32-28-21 W2; W2E2 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 colspan="5" style="height: 100px;"> </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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	74,743	74,743	12%	8,969	Assessed	8,969	706.22					
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	74,743	74,743	8,969	Total Taxable	8,969	706.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003176	BAR V RANCH LLC	102	74,743	0	8,806	693.00							
2024	2024-300003176	BLASDEL, BRYCE	102	74,743	0	8,549	696.00							
2023	2023-300003176	BLASDEL, BRYCE	102	74,743	0	8,300	687.00							
2022	2022-300003176	BLASDEL, BRYCE	102	67,154	0	8,058	663.00							
2021	2021-300003176	BLASDEL, BRYCE	102	67,154	0	8,058	665.00							
2020	2020-300003176	BLASDEL, BRYCE	102	67,154	0	8,058	663.00							
2019	2019-0003176	BLASDEL, BRYCE	102	67,154		8,058	668.00							
2018	2018-0003176	BLASDEL, BRYCE	102	67,154		8,058	668.00							
2017	2017-0003176	BLASDEL, BRYCE	102	67,154		8,058	670.00							
2016	2016-0003176	BLASDEL, BRYCE	102	67,154		8,058	686.00							
2015	2015-0003176	BLASDEL, BRYCE	102	67,154		8,058	640.00							
2014	2014-0003176	BLASDEL, BRYCE	102	67,154		8,058	646.00							
2013	2013-0003176	BLASDEL, BRYCE	102	67,154		8,058	642.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:35:41
 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				<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 /																																																																																																																								
Cost Approach		Manual :		GRM Approach																																																																																																																				
<table border="1"> <tr> <td>Base Cost</td><td>0.00</td> <td>Total Misc Impr</td><td>+</td><td>0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 0.00</td> <td>Garage Cost</td><td>+</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>0</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td> <td>Depreciation (0%)</td><td>-</td><td>0</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 0.00</td> <td>Lump Sums</td><td>+</td><td>0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td></td> </tr> <tr> <td>Adj Base Cost</td><td>= 0.00</td> <td>Lot Value</td><td>+</td><td></td> </tr> <tr> <td>Total Area</td><td>x</td> <td>Indicated Value</td><td>=</td><td></td> </tr> <tr> <td>Adjusted Cost</td><td>= 0</td> <td>Value Per SqFt</td><td></td><td>0.00</td> </tr> </table>		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			<table border="1"> <tr> <td colspan="4">Multiple Regression</td> </tr> <tr> <td>MRA Code</td><td></td><td></td><td></td> </tr> <tr> <td>Adusted R</td><td></td><td></td><td></td> </tr> <tr> <td>Indicated Value</td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Direct Comparables</td> </tr> <tr> <td>Selection Model</td><td>DEFAULT</td><td>DEFAULT</td><td>DEFAULT SELECTION MODEL</td> </tr> <tr> <td>Adjustment Model</td><td>DEFAULT</td><td>DEFAULT</td><td>DEFAULT ADJUSTMENTS TABLE</td> </tr> <tr> <td>Comparables</td><td></td><td></td><td></td> </tr> <tr> <td>Indicated Value</td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Value Reconciliation</td> </tr> <tr> <td>Selected Approach</td><td colspan="3">Cost Approach</td> </tr> <tr> <td>Improvements</td><td></td><td></td><td></td> </tr> <tr> <td>Lot Value</td><td></td><td></td><td></td> </tr> <tr> <td>Indicated Value</td><td></td><td>0.00</td><td>Per SqFt</td> </tr> <tr> <td>Agland Value</td><td>74,743</td><td></td><td></td> </tr> <tr> <td>Site Improvements</td><td></td><td></td><td></td> </tr> <tr> <td>Total Value</td><td>74,743</td><td>0.00</td><td>Total Value Per SqFt</td> </tr> </table>				Multiple Regression				MRA Code				Adusted R				Indicated Value				Direct Comparables				Selection Model	DEFAULT	DEFAULT	DEFAULT SELECTION MODEL	Adjustment Model	DEFAULT	DEFAULT	DEFAULT ADJUSTMENTS TABLE	Comparables				Indicated Value				Value Reconciliation				Selected Approach	Cost Approach			Improvements				Lot Value				Indicated Value		0.00	Per SqFt	Agland Value	74,743			Site Improvements				Total Value	74,743	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																																																																																																																				
Multiple Regression																																																																																																																								
MRA Code																																																																																																																								
Adusted R																																																																																																																								
Indicated Value																																																																																																																								
Direct Comparables																																																																																																																								
Selection Model	DEFAULT	DEFAULT	DEFAULT SELECTION MODEL																																																																																																																					
Adjustment Model	DEFAULT	DEFAULT	DEFAULT ADJUSTMENTS TABLE																																																																																																																					
Comparables																																																																																																																								
Indicated Value																																																																																																																								
Value Reconciliation																																																																																																																								
Selected Approach	Cost Approach																																																																																																																							
Improvements																																																																																																																								
Lot Value																																																																																																																								
Indicated Value		0.00	Per SqFt																																																																																																																					
Agland Value	74,743																																																																																																																							
Site Improvements																																																																																																																								
Total Value	74,743	0.00	Total Value Per SqFt																																																																																																																					
Miscellaneous Improvements																																																																																																																								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																																																																																																



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:35:41
Page 3

Agland Inventory

300003176

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			141.891	255	255	36,111	36,111
CA	CAREY SILT 1-3%	NP	50			82.824	160	160	13,252	13,252
LD	LOAMY ALLUVIAL LAND	NP	33			74.464	106	106	7,863	7,863
LD	LOAMY ALLUVIAL LAND	CR	33			3.616	168	168	607	607
QA	QUINLAN LOAM	NP	11			47.506	35	35	1,672	1,672
QA	QUINLAN LOAM	CR	11			.368	56	56	21	21
QC	QUINLAN-WDWARD 5-12%	NP	14			19.467	45	45	872	872
SA	ST.PAUL 0-1%	NP	60			29.202	192	192	5,607	5,607
WB	WOODWARD 3-8%	NP	33			74.896	106	106	7,909	7,909
WB	WOODWARD 3-8%	CR	33			4.289	168	168	720	720
WD	WOODWARD-QUINLAN3-8%	NP	23			1.476	74	74	109	109
NP Totals						480.000			74,743	74,743
Total Agland						480.000			74,743	74,743