



# 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	300003322				No Image On File									
Parcel ID	0000-36-28N-22W-2-001-00													
Cadastral ID	0000-28N-22W-36-2-001-00													
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														
<b>Parcel Location</b>														
Situs	3628N22W21													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	36 / 28 / 22 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.86340059 -99.48687342														
<b>Building Permits</b>														
SEC.36-28-22 NW4 BOOK 794 PAGE 555 (CORR. QCD)														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					786/175	BLASDEL, BRYCE	12/02/2024		04					
					739/678	WOOLFOLK, CAROL ANN	09/26/2018	123,000	Q					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	23,553	23,553	12%	2,826	Assessed	2,826	222.52					
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	23,553	23,553		2,826	Total Taxable	2,826	223.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003322	BAR V RANCH LLC	102	23,553	0	2,826	223.00							
2024	2024-300003322	BLASDEL, BRYCE LEE	102	23,553	0	2,826	230.00							
2023	2023-300003322	BLASDEL, BRYCE LEE	102	23,553	0	2,826	234.00							
2022	2022-300003322	BLASDEL, BRYCE LEE	102	26,099	0	3,132	258.00							
2021	2021-300003322	BLASDEL, BRYCE LEE	102	26,099	0	3,132	259.00							
2020	2020-300003322	BLASDEL, BRYCE LEE	102	26,099	0	3,132	258.00							
2019	2019-0003322	BLASDEL, BRYCE LEE	102	26,099		3,132	260.00							
2018	2018-0003322	BLASDEL, BRYCE LEE	102	26,099		3,132	260.00							
2017	2017-0003322	WOOLFOLK, CAROL ANN	102	26,099		3,132	260.00							
2016	2016-0003322	WOOLFOLK, CAROL ANN	102	26,099		3,132	267.00							
2015	2015-0003322	WOOLFOLK, CAROL ANN	102	26,099		3,132	249.00							
2014	2014-0003322	WOOLFOLK, CAROL ANN	102	26,099		3,132	251.00							
2013	2013-0003322	WOOLFOLK, CAROL ANN	102	26,099		3,132	249.00							



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<b>Lot Data</b>		-		<b>Primary Image</b>							
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>							
<b>Residential Data</b>											
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 /											
								<b>GRM Approach</b>			
								GRM Code Gross Rent Indicated Value			
								<b>Multiple Regression</b>			
								MRA Code Adjusted R Indicated Value			
								<b>Direct Comparables</b>			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
<b>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 23,553 Site Improvements Total Value 23,553 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								
<b>Miscellaneous Improvements</b>											
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>			



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### Agland Inventory

300003322

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			.626	106	106	66	66
QA	QUINLAN LOAM	CR	11			.041	56	56	2	2
QA	QUINLAN LOAM	NP	11			3.493	35	35	123	123
QC	QUINLAN-WDWARD 5-12%	CR	14			9.311	71	71	663	663
QC	QUINLAN-WDWARD 5-12%	NP	14			16.664	45	45	747	747
SA	ST.PAUL 0-1%	CR	60			24.186	305	305	7,386	7,386
SA	ST.PAUL 0-1%	NP	60			.225	192	192	43	43
WB	WOODWARD 3-8%	CR	33			54.462	168	168	9,148	9,148
WB	WOODWARD 3-8%	NP	33			46.043	106	106	4,862	4,862
WD	WOODWARD-QUINLAN3-8%	CR	23			3.418	117	117	400	400
WD	WOODWARD-QUINLAN3-8%	NP	23			1.532	74	74	113	113
<b>NP Totals</b>						160.000			23,553	23,553
<b>Total Agland</b>						160.000			23,553	23,553