



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																												
<b>Account</b> 300011029 <b>Parcel ID</b> 0000-01-27N-22W-3-002-00 <b>Cadastral ID</b> 0000-27N-22W-01-3-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13276 BAR V RANCH LLC  1280 CATTLE ON ROAD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 1-27N-22W <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 1 / 27 / 22 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0000-01-27N-22W-3-002-00 04/29/24</p> <p>QUONSET 4/30/2024</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.81570893 -99.52585168 SEC 1-27-22 W2SW4 BOOK 491 PAGE 662																																																																																																	
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Lot Data	Acre - TRACTS & ACREAGE	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography LEVEL Street Access DIRT Utilities RURAL-WATER/ELEC Amenities  Method Acre Base Lot Value 1.00 x 750.00 = 750 Factor Value Adjustments Lot Value 750		

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	/

0000-01-27N-22W-3-002-00	04/29/24
QUONSET	4/30/2024

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 :	
Base Cost	0.00	Total Misc Impr	+ 0
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	+ 750
Total Area	x	Indicated Value	= 750
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	750		
Indicated Value	750	0.00	Per SqFt
Agland Value	8,444		
Site Improvements	120,898		
Total Value	130,092	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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### Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - SCALE APPROACHES EACH END	20x12x0			240
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.06 x 240)	1,214		1,214	692	522
	SCTR	Scales - Truck, Concrete Platform	78x10x0			78
	Qual	5	Cond 5	Year 2016	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (883.86 x 78)	68,941		68,941	7,584	61,357
	FDBK	Feed Bunks #3 Sets - Linear Feet	234x0x0			234
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.65 x 234)	2,024		2,024	1,619	405
	EQSL	Equipment Shelter	47x10x8	Dirt	Formed Metal	470
	Qual	4	Cond 4	Year 2000	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.13 x 470)	10,401		10,401	5,201	5,200
	GBST	Grain Bin 600 BU	10x10x10			635
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 635)	1,028		1,028	822	206
	GBST	Grain Bin #2 600 BU BIN	10x10x10			635
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 635)	1,028		1,028	822	206
	GBST	Grain Bin 800 BU	11x11x11			839
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 839)	1,360		1,360	1,088	272



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QUON	Quonset	80x40x12		Galvanized Metal	3,200
	Qual	5	Cond 5	Year 1965	Eff Age 37	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (9.63 x 3,200)	30,816		30,816	18,798	12,018
	LNT0	Lean To - Attached	30x8x10			240
	Qual	4	Cond 4	Year 1965	Eff Age 49	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.13 x 240)	2,431		2,431	1,945	486
	UTIL	Utility Building	60x30x10	Concrete	Galvanized Metal	1,800
	Qual	5	Cond 5	Year 1960	Eff Age 40	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (64% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.14 x 1,800)	56,052		56,052	35,873	20,179
	UTIL	L Shed Open South Side to Pens	60x30x12	Dirt	Galvanized Metal	1,800
	Qual	4	Cond 4	Year 1960	Eff Age 53	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (74% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (23.83 x 1,800)	42,894		42,894	31,742	11,152
	BNGP	Barn - General Purpose East of Chute	40x30x12		Formed Metal	1,200
	Qual	4	Cond 4	Year 1960	Eff Age 53	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (74% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (28.51 x 1,200)	34,212		34,212	25,317	8,895



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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
DA	DALHART 1-3%	NP	50			4.657	160	160	745	745
DC	DALHART-CARWILE	CR	48			2.838	244	244	693	693
PC	PRATT LOAMY BILLOWY	NP	37			.015	118	118	2	2
PD	PRATT LOAMY HUMMOCKY	CR	31			9.444	158	158	1,490	1,490
PD	PRATT LOAMY HUMMOCKY	NP	31			9.149	99	99	908	908
QA	QUINLAN LOAM	CR	11			.190	56	56	11	11
QA	QUINLAN LOAM	NP	11			4.045	35	35	142	142
TE	TIVOLI-QUINLAN	CR	12			.541	61	61	33	33
WD	WOODWARD-QUINLAN3-8%	CR	23			18.520	117	117	2,168	2,168
WD	WOODWARD-QUINLAN3-8%	NP	23			30.602	74	74	2,252	2,252
<b>NP Totals</b>						80.000			8,444	8,444
<b>Total Agland</b>						80.000			8,444	8,444