



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:34:25
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Assessment Data					Primary Image									
Account	300011294				No Image On File									
Parcel ID	0000-02-27N-22W-3-001-00													
Cadastral ID	0000-27N-22W-02-3-001-00													
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	227223001													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	2 / 27 / 22 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.81119685 -99.50185049														
Building Permits														
SEC 2-27-22 SW4 BOOK 786 PAGE 156														
<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					
					786/156	BLASDEL, BRAD W. REV. TRUST	12/09/2024		04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	12,603	10,899	12%	1,308	Assessed	1,308	102.99					
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	12,603	10,899		1,308	Total Taxable	1,308	103.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300011294	BAR V RANCH LLC	102	12,603	0	1,270	100.00							
2024	2024-300011294	BLASDEL, BRAD W. REV. TRUST	102	12,603	0	1,233	100.00							
2023	2023-300011294	BLASDEL, BRAD W. REV. TRUST	102	12,603	0	1,197	99.00							
2022	2022-300011294	BLASDEL, BRAD W. & (TRUST)	102	9,685	0	1,162	96.00							
2021	2021-300011294	BLASDEL, BRAD W. & (TRUST)	102	9,685	0	1,162	96.00							
2020	2020-300011294	BLASDEL, BRAD W. & (TRUST)	102	9,685	0	1,162	96.00							
2019	2019-0011294	BLASDEL, BRAD W. & (TRUST)	102	9,685		1,162	96.00							
2018	2018-0011294	BLASDEL, BRAD W. & (TRUST)	102	9,685		1,162	96.00							



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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				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 12,603 Site Improvements Total Value 12,603 0.00 Total Value Per SqFt				
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 :						
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	+ 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

300011294

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			1.524	106	106	161	161
SD	SPUR LOAM	CR	70			17.919	356	356	6,385	6,385
SD	SPUR LOAM	NP	70			.998	224	224	224	224
TE	TIVOLI-QUINLAN	CR	12			8.041	61	61	491	491
TE	TIVOLI-QUINLAN	NP	12			128.128	38	38	4,920	4,920
W	WATER	NP	0			1.000	0	0	0	0
YA	YAHOLA FINE SANDY	CR	55			.010	280	280	3	3
YA	YAHOLA FINE SANDY	NP	55			2.379	176	176	419	419
NP Totals						160.000			12,603	12,603
Total Agland						160.000			12,603	12,603