



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:36:27
Page 1

Assessment Data					Primary Image				
Account	300011945				No Image On File				
Parcel ID	0000-03-27N-22W-1-003-00								
Cadastral ID	0000-27N-22W-03-1-003-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	23718								
BUFFALO FEEDERS L.L.C.									
P. O. BOX 409									
BUFFALO OK 73834-0000									
Parcel Location									
Situs	3-27N-22W								
Subdivision									
Lot/Block	/	Parcel Size	19.45 - Acres						
Sec/Twn/Rng	3 / 27 / 22 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description									
Lat/Long: 36.83070386 -99.63018130									
SEC 3-27N-22W TRACT IN LOT 2 CONT. 19.45 ACRES									
Building Permits									
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
782/575	BLASDEL, BRYCE LEE	06/18/2024		18					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	98,149	98,149	12%	11,778	Assessed	11,778	927.40
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	98,149	98,149		11,778	Total Taxable	11,778	927.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300011945	BUFFALO FEEDERS L.L.C.			102	98,149	0	11,778	927.00
2024	2024-300011945	BUFFALO FEEDERS L.L.C.			102	98,149	0	11,778	959.00



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:36:27
Page 2

Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 19.45</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 19.45 x 5,000.00 = 97,250</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 97,250</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 97,250</p> <p>Cost Approach Value 97,250</p>	<p>Image Information</p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 97,250</p> <p>Total Appraised Value 98,149</p>	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:36:27
Page 3

Agland Inventory

300011945

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			14.096	35	35	496	496
TE	TIVOLI-QUINLAN	NP	12			2.060	38	38	79	79
WA	WOODWARD 1-3%	NP	43			1.263	138	138	174	174
WD	WOODWARD-QUINLAN3-8%	NP	23			2.031	74	74	150	150
NP Totals						19.450			899	899
Total Agland						19.450			899	899