



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:36:38
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Assessment Data					Primary Image									
Account	300011995				No Image On File									
Parcel ID	0000-02-27N-22W-4-003-00													
Cadastral ID	0000-27N-22W-02-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	25263													
BLASDEL, BERT														
1280 CATTLE ON RD BUFFALO OK 73834-														
Parcel Location														
Situs	227N22W41													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	2 / 27 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.80877279 -99.47314134														
Building Permits														
SEC 2-27N-22W TRACT IN SE/4 CONT 10 A BOOK 786 PAGE 172														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					786/172	BLASDEL, BRAD (REVOCABLE TRUST	12/09/2024		0 04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	6,440	6,440	12%	773	Assessed	15,969	1,257.40					
Year Frozen		Improvements	126,637	126,637		15,196	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	133,077	133,077		15,969	Total Taxable	15,969	1,257.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300011995	BLASDEL, BERT	102	133,077	0	15,969	1,257.00							



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Lot Data		Acre - HomeSite and Tracts		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	1							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	1.00 x 5,000.00 = 5,000							
Factor Value		GRM Approach		GRM Code		Gross Rent		
Adjustments		Indicated Value		Multiple Regression				
Lot Value	5,000			MRA Code		Adusted R		
Residential Data				Indicated Value		Direct Comparables		
Type	1 Single Family Residence			Selection Model		DEFAULT DEFAULT SELECTION MODEL		
Condition	3 - Average			Adjustment Model		DEFAULT DEFAULT ADJUSTMENTS TABLE		
Quality	3.5 - Average			Comparables		Indicated Value		
Architecture	TRAD TRADITIONAL			Value Reconciliation				
Style	100% One Story			Selected Approach		Cost Approach		
Exterior Wall	100% Veneer, Masonry			Improvements		127,087		
Base/Total Area	2,746 / 2,746			Lot Value		5,000		
Style	100% One Story			Indicated Value		132,087 48.10 Per SqFt		
HVAC	100% Warmed & Cooled Air			Agland Value		1,440		
Roof Cover	1 Composition Shingle			Site Improvements				
Area on Slab	0			Total Value		133,527 48.63 Total Value Per SqFt		
Fixture/RghIn	9 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	656 Carport - Gable Roof							
Remodel								
Year/Eff Age	1970 / 56							
Cost Approach		Manual :						
Base Cost	87.25	Total Misc Impr	+	5,477				
Roofing Adj	+ 4.11	Garage Cost	+	7,210				
Subfloor Adj	+ 0.00	Total RCN	=	309,969				
Heat/Cool Adj	+ 12.33	Depreciation (59%)	-	182,882				
Plumbing Adj	+ 4.56	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	127,087				
Adj Base Cost	= 108.26	Lot Value	+	5,000				
Total Area	x 2,746	Indicated Value	=	132,087				
Adjusted Cost	= 297,282	Value Per SqFt		48.10				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0	1	1970	1	5,476.90		5,477



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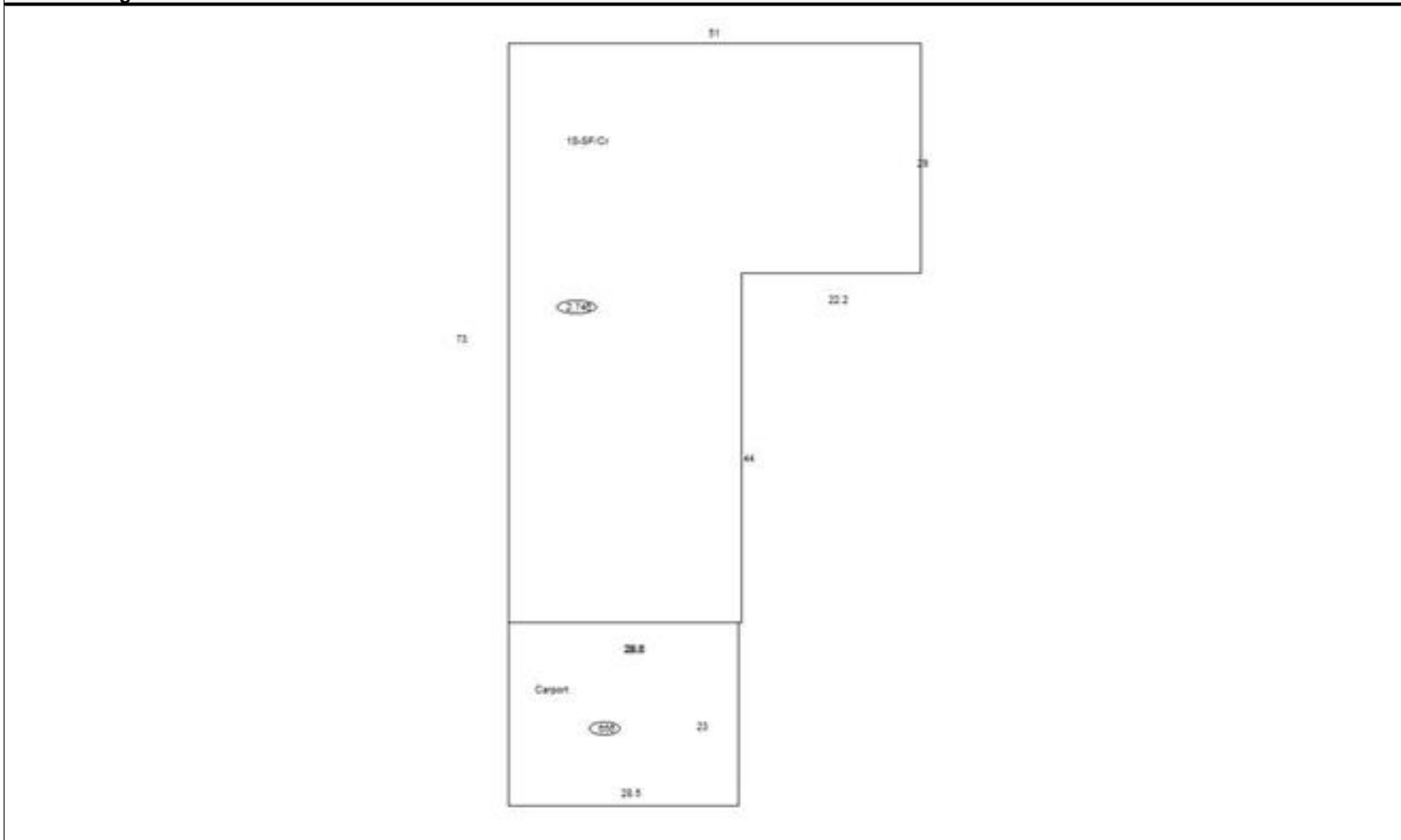
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Sketch Image

300011995



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	3		13	Carport	656	1.000	656
2	R	1	Crawl	13	1S-SF/Cr	2,746	1.000	2,746
Total Building Area						2,746		2,746



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Agland Inventory

300011995

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DC	DALHART-CARWILE	NP	48			1.943	154	154	298	298
DC	DALHART-CARWILE	CR	48			2.885	244	244	705	705
PD	PRATT LOAMY HUMMOCKY	NP	31			.733	99	99	73	73
PD	PRATT LOAMY HUMMOCKY	CR	31			1.282	158	158	202	202
WD	WOODWARD-QUINLAN3-8%	NP	23			2.083	74	74	153	153
WD	WOODWARD-QUINLAN3-8%	CR	23			.074	117	117	9	9
CR Totals						9.000			1,440	1,440
Total Agland						9.000			1,440	1,440