

Circle McClaran Ranch
Osage County, Oklahoma

Legal Description	Property ID	Acres	2017 Base Taxes	Tract (s)
19-29N-10E LOT 4	570034785	39.87	\$23.48	1
30-29N-10E NW SE, NE, SE NW, NE SW, PT LOTS 2 & 3 -E OF H/W	570034902	325.29	\$87.60	2,3
30-29N-10E NE NW	570034904	40	\$13.47	1, 2
30-29N-10E SW SE, SE SW, LOT 4 LESS 3.2A	570034906	116.13	\$39.17	3
30-29N-10E LOT 1 LESS 13.2A	570034922	26.76	\$21.24	1,3
31-29N-10E N/2 SE SE, N/2 N/2 S/2 SE SE, N/2 S/2 NW SW SE, NE SW SE, N/2 N/2 SE SW SE, NE SW, N/2 NE SE SW, N/2 S/2 NE SE SW, N/2 NW SW SE, LOTS 1, 2, 3, 4, E/2 NW, NE, N/2 SE	570034926	570.96	\$1,881.83	3,4
32-29N-10E SW NW, W/2 NW SW, NW SW SW, N/2 N/2 SW SW SW	570034930	72.5	\$28.93	4
19-29N-10E THAT PT OF S/2 LY S & W OF CR 4901, LESS LOT 4	570083141	41.34	\$11.12	1

1232.9 \$2,106.84

Legal Description
19-29-10 LOT 4

Parcel Information
570034785 Rural Property Township T29N Range R10E 39.87 Acres

Owner(s)
MCCLARAN LANCE ETAL P O BOX 686 FARWELL TX, 79325-

Parcel Location
Bowring School District

Values	
Assessed Land	\$372
Assessed Buildings	\$0
Assessed Other	\$0
TOTAL ASSESSED VALUE	\$372
Market Land	\$3,096
Market Buildings	\$0
Market Other	\$0
TOTAL MARKET VALUE	\$3,096
Exemption	\$0
Double Exemption	\$0
Tax	\$23.48

Sales Information							
Date	From	To	Sale Amount	Book	Page	Stamps	Inst
Dec 16, 2013	IJAM LLC	BILYK DWIGHT S & MARY P	\$60000	1541	77	90.00	
Apr 23, 2010	CAB ENTERPRISES L L C	IJAM LLC	\$	1418	962	0.00	
Jul 18, 1997	KOPP EARL E & CAROLYN K	CAB ENTERPRISES L L C	\$20000	930	532	30.00	

Parcel Features		
Type	Size	Year Built

Land Information			
Classification	Type	Size	Value

Buildings		
Building	Sq Ft.	Year Blt.
	0	

REMARKS

Legal Description
 30-29-10 NW SE, NE, SE NW, NE SW, PT LOTS 2 & 3 -E OF H/W

Parcel Information
 570034902
 Rural Property
 Township T29N
 Range R10E
 325.29 Acres

Owner(s)
 MCCLARAN LANCE ETAL
 P O BOX 686
 FARWELL TX, 79325-

Parcel Location
 Bowring School District

Values

Assessed Land	\$1,386
Assessed Buildings	\$0
Assessed Other	\$0
TOTAL ASSESSED VALUE	\$1,386
Market Land	\$11,551
Market Buildings	\$0
Market Other	\$0
TOTAL MARKET VALUE	\$11,551
Exemption	\$0
Double Exemption	\$0
Tax	\$87.6

Sales Information

Date	From	To	Sale Amount	Book	Page	Stamps	Inst
Dec 15, 1993	BOULANGER CLEMAN C	BILYK DWIGHT S & MARY P	\$49000	847	108	73.50	

Parcel Features

Type	Size	Year Built

Land Information

Classification	Type	Size	Value

Buildings

Building	Sq Ft.	Year Blt.
	0	

REMARKS

Residential (570034902)

Living Space	Bedrooms	Bathrooms	Total Rooms	Year Built	Year Remod	Value
						\$0

Roof Type	Primary Wall	Quality
Composition	Plywood	A+
Built Up Rock	Hardboard	A
Wood Shingle	Stucco	A-
Wood Shake	Siding	B+
Concrete Tile	Shingle	B
Clay Tile	Masonry Veneer	B-
Galvanized Metal	Common Brick	C+
Slate	Face Brick	C
	Stone	C-
	Concrete lock	D+
	Rustic Log	D
	Metal/Steel	D-
	Vinyl	
	Poured Concrete	
Garage	Secondary Wall	Condition
Detached Garage	Plywood	Fair
Built In Garage	Hardboard	Average
Attached Garage	Stucco	Good
Carport (Flat Roof)	Siding	Excellent
Carport (Gable Roof)	Shingle	
	Masonry Veneer	
	Common Brick	
	Face Brick	
	Stone	
	Concrete lock	
	Rustic Log	
	Metal/Steel	
	Vinyl	
	Poured Concrete	
Garage	Foundation	Heat / Air 2
Area	Concrete Slab	None
	Concrete Block/6	Forced Air
	Concrete Block/8	Warm & Cooled Air
	Concrete Block/12	Stove Heat
	Poured Concrete/6	
	Poured Concrete/8	
Heat/Air 1		
None		
Forced Air		
Floor Furnace		
Wall Furnace		
Gravity Furnace		
Floor Radiant		
Ceiling Radiant		
Baseboard Electric		
Refrig Shared Ducts		
Warm & Cooled Air		
Evap Cooling		
Rev Heat Pump w/ Duct		
Refrig w/ Duct		
Warm & Cooled Air		
Radiator Steam		
Stove Heat		

REMARKS
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Legal Description
30-29-10 NE NW

Parcel Information
570034904 Rural Property Township T29N Range R10E 40 Acres

Owner(s)
MCCLARAN LANCE ETAL P O BOX 686 FARWELL TX, 79325-

Parcel Location
Bowring School District

Values	
Assessed Land	\$213
Assessed Buildings	\$0
Assessed Other	\$0
TOTAL ASSESSED VALUE	\$213
Market Land	\$1,777
Market Buildings	\$0
Market Other	\$0
TOTAL MARKET VALUE	\$1,777
Exemption	\$0
Double Exemption	\$0
Tax	\$13.47

Sales Information							
Date	From	To	Sale Amount	Book	Page	Stamps	Inst
Apr 22, 1996	PAPPIN BELLE	BILYK DWIGHT & MARY PAT	\$6232	899	856	9.00	

Parcel Features		
Type	Size	Year Built

Land Information			
Classification	Type	Size	Value

Buildings		
Building	Sq Ft.	Year Blt.
	0	

REMARKS

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Residential (570034904)

Living Space	Bedrooms	Bathrooms	Total Rooms	Year Built	Year Remod	Value
						\$0

Roof Type	Primary Wall	Quality	
Composition	Plywood	A+	
Built Up Rock	Hardboard	A	
Wood Shingle	Stucco	A-	
Wood Shake	Siding	B+	
Concrete Tile	Shingle	B	
Clay Tile	Masonry Veneer	B-	
Galvanized Metal	Common Brick	C+	
Slate	Face Brick	C	
	Stone	C-	
	Concrete lock	D+	
	Rustic Log	D	
	Metal/Steel	D-	✓
	Vinyl		
	Poured Concrete		
Garage	Secondary Wall	Condition	
Detached Garage	Plywood	Fair	
Built In Garage	Hardboard	Average	
Attached Garage	Stucco	Good	
Carport (Flat Roof)	Siding	Excellent	
Carport (Gable Roof)	Shingle		
	Masonry Veneer		
	Common Brick		
	Face Brick		
	Stone		
	Concrete lock		
	Rustic Log		
	Metal/Steel		
	Vinyl		
	Poured Concrete		
Garage	Foundation	Heat / Air 2	
Area	Concrete Slab	None	✓
	Concrete Block/6	Forced Air	
	Concrete Block/8	Warm & Cooled Air	
	Concrete Block/12	Stove Heat	
	Poured Concrete/6		
	Poured Concrete/8		
Heat/Air 1			REMARKS
None			
Forced Air			
Floor Furnace			
Wall Furnace			
Gravity Furnace			
Floor Radiant			
Ceiling Radiant			
Baseboard Electric			
Refrig Shared Ducts			
Warm & Cooled Air			
Evap Cooling			
Rev Heat Pump w/ Duct			
Refrig w/ Duct			
Warm & Cooled Air			
Radiator Steam			
Stove Heat			

Legal Description
30-29-10 SW SE, SE SW, LOT 4 LESS 3.2A

Parcel Information
570034906
Rural Property
Township T29N
Range R10E
116.13 Acres

Owner(s)
MCCLARAN LANCE ETAL
P O BOX 686
FARWELL TX, 79325-

Parcel Location
Bowring School District

Values	
Assessed Land	\$620
Assessed Buildings	\$0
Assessed Other	\$0
TOTAL ASSESSED VALUE	\$620
Market Land	\$5,166
Market Buildings	\$0
Market Other	\$0
TOTAL MARKET VALUE	\$5,166
Exemption	\$0
Double Exemption	\$0
Tax	\$39.17

Sales Information							
Date	From	To	Sale Amount	Book	Page	Stamps	Inst

Parcel Features		
Type	Size	Year Built

Land Information			
Classification	Type	Size	Value

Buildings		
Building	Sq Ft.	Year Blt.
	0	

REMARKS

Legal Description
 31-29-10 N/2 SE SE, N/2 N/2 S/2 SE SE, N/2 S/2 NW SW SE, NE SW SE, N/2 N/2 SE SW SE, NE SW, N/2 NE SE SW, N/2 S/2 NE SE SW, N/2 NW SW SE, LOTS 1, 2, 3, 4, E/2 NW, NE, N/2 SE

Parcel Information
 570034926
 Rural Property
 Township T29N
 Range R10E
 570.96 Acres

Owner(s)
 MCCLARAN LANCE ETAL
 P O BOX 686
 FARWELL TX, 79325-

Parcel Location
 7826 4901
 Bowring School District

Values

Assessed Land	\$6,369
Assessed Buildings	\$23,411
Assessed Other	\$0
TOTAL ASSESSED VALUE	\$29,780
Market Land	\$53,078
Market Buildings	\$195,093
Market Other	\$0
TOTAL MARKET VALUE	\$248,171
Exemption	\$0
Double Exemption	\$0
Tax	\$1,881.83

Sales Information

Date	From	To	Sale Amount	Book	Page	Stamps	Inst
Sep 05, 1990	KING BILLIE JEAN &	BILYK DWIGHT S & MARY P	\$167500	784	256	251.25	

Parcel Features

Type	Size	Year Built
1 STORY MS	x	2000
1 STORY FREE	x	2000

Land Information

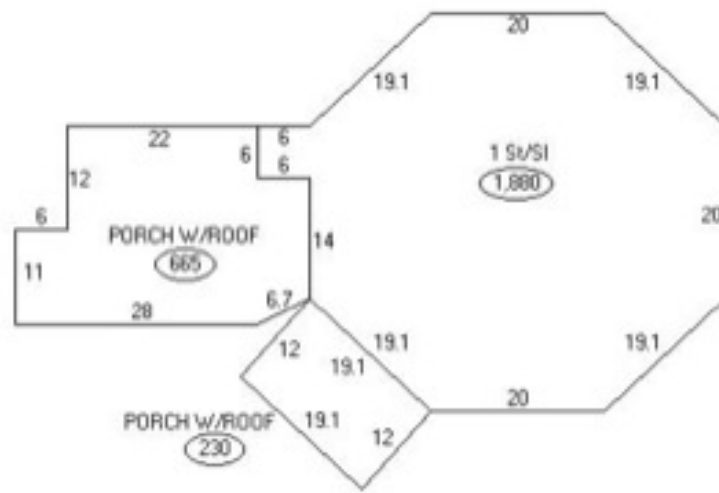
Classification	Type	Size	Value

Buildings

Building	Sq Ft.	Year Blt.
One Story	1,880	1972
One Story	583	1955

REMARKS

SKETCH



PHOTO



Legal Description
 19-29-10 THAT PT OF S/2 LY S & W OF CR 4901, LESS LOT 4

Parcel Information
 570083141
 Rural Property
 Township T29N
 Range R10E
 41.34 Acres

Owner(s)
 MCCLARAN LANCE ETAL
 P O BOX 686
 FARWELL TX, 79325-

Parcel Location
 Bowring School District

Values	
Assessed Land	\$176
Assessed Buildings	\$0
Assessed Other	\$0
TOTAL ASSESSED VALUE	\$176
Market Land	\$1,465
Market Buildings	\$0
Market Other	\$0
TOTAL MARKET VALUE	\$1,465
Exemption	\$0
Double Exemption	\$0
Tax	\$11.12

Sales Information							
Date	From	To	Sale Amount	Book	Page	Stamps	Inst
Feb 26, 2015	BILYK DWIGHT S & MARY	MCCLARAN LANCE ETAL	\$2175000	1578	802	3262.50	
Dec 13, 2011	FLETCHER BARBARA LUE	BILYK DWIGHT S & MARY	\$34500	1470	521	51.75	

Parcel Features		
Type	Size	Year Built

Land Information			
Classification	Type	Size	Value

Buildings		
Building	Sq Ft.	Year Blt.
	0	

REMARKS

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