




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300000451				 <p>0000-31-25N-23W-1-001-00 0451 4/9/22</p>									
Parcel ID	0000-31-25N-23W-1-001-00													
Cadastral ID	0000-25N-23W-31-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	24352													
BAGGS, JONATHAN & SHANDY BAGGS														
P.O. BOX 36 LAVERNE OK 73848-														
Parcel Location														
Situs	18559 HWY 270													
Subdivision														
Lot/Block	/	Parcel Size	44 - Acres											
Sec/Twn/Rng	31 / 25 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
House Roof 5/10/2022														
Legal Description Lat/Long: 36.64555601 -99.61544918														
SEC.31-25-23 TRACT IN E2 NORTH OF RR 9.30A RR INCLUDED BOOK 791 PAGE 715														
Building Permits														
<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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					791/715	BAGGS, ROBERT JEROME	09/19/2025	287,000	18					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax						
Remove Cap	2026	Land Value	12,977	12,977	12%	1,557	Assessed	5,818	388.82					
Year Frozen		Improvements	35,505	35,505		4,261	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	48,482	48,482		5,818	Total Taxable	5,818	389.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000451	BAGGS, JONATHAN &	104	48,482	0	3,924	262.00							
2024	2024-300000451	BAGGS, ROBERT JEROME	104	50,672	1000	2,810	188.00							
2023	2023-300000451	BAGGS, ROBERT JEROME	104	43,949	1000	2,700	180.00							
2022	2022-300000451	BAGGS, ROBERT JEROME	104	35,628	1000	2,591	173.00							
2021	2021-300000451	BAGGS, ROBERT JEROME	104	35,628	1000	2,487	166.00							
2020	2020-300000451	BAGGS, ROBERT JEROME	104	35,628	1000	2,386	190.00							
2019	2019-0000451	BAGGS, ROBERT JEROME	104	35,628		2,287	183.00							
2018	2018-0000451	BAGGS, ROBERT JEROME	104	35,628		2,192	174.00							
2017	2017-0000451	BAGGS, ROBERT JEROME	104	34,360		2,098	168.00							
2016	2016-0000451	BAGGS, ROBERT JEROME	104	34,360		2,008	161.00							
2015	2015-0000451	BAGGS, ROBERT JEROME	104	31,328		1,920	152.00							
2014	2014-0000451	BAGGS, ROBERT JEROME	104	30,594		1,835	143.00							
2013	2013-0000451	BAGGS, ROBERT JEROME	104	30,977		1,753	135.00							



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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								
Adjustments								
Lot Value	5,000			House Roof		5/10/2022		
<b>Residential Data</b>				<b>GRM Approach</b>				
Type	1 Single Family Residence			GRM Code				
Condition	1.5 - Low			Gross Rent				
Quality	2.35 - Fair			Indicated Value				
Architecture	EARTH EARTH SHELTER			<b>Multiple Regression</b>				
Style	100% One Story			MRA Code				
Exterior Wall	100% Masonry, Concrete Block			Adusted R				
Base/Total Area	1,446 / 1,446			Indicated Value				
Style	100% One Story			<b>Direct Comparables</b>				
HVAC	100% Floor Furnace			Selection Model				
Roof Cover	1 Composition Shingle			DEFAULT DEFAULT SELECTION MODEL				
Area on Slab	1,446			Adjustment Model				
Fixture/RghIn	10 /			DEFAULT DEFAULT ADJUSTMENTS TABLE				
Bed/F/H Bath	3 / 1.0 / 5.0			Comparables				
Basement Area				Indicated Value				
Garage Type				<b>Value Reconciliation</b>				
Remodel				Selected Approach				
Year/Eff Age	1965 / 79			Cost Approach				
<b>Cost Approach</b>		<b>Manual :</b>		Improvements				
Base Cost	75.94	Total Misc Impr	+ 0	Lot Value				
Roofing Adj	+ 3.52	Garage Cost	+ 0	Indicated Value				
Subfloor Adj	+ -0.67	Total RCN	= 126,742	Agland Value				
Heat/Cool Adj	+ 1.52	Depreciation ( 79%)	- 100,126	Site Improvements				
Plumbing Adj	+ 7.34	Lump Sums	+ 0	Total Value				
Basement Adj	+ 0.00	RCNLD	= 26,616	21.86 Per SqFt				
Adj Base Cost	= 87.65	Lot Value	+ 5,000	32.88 Total Value Per SqFt				
Total Area	x 1,446	Indicated Value	= 31,616					
Adjusted Cost	= 126,742	Value Per SqFt	21.86					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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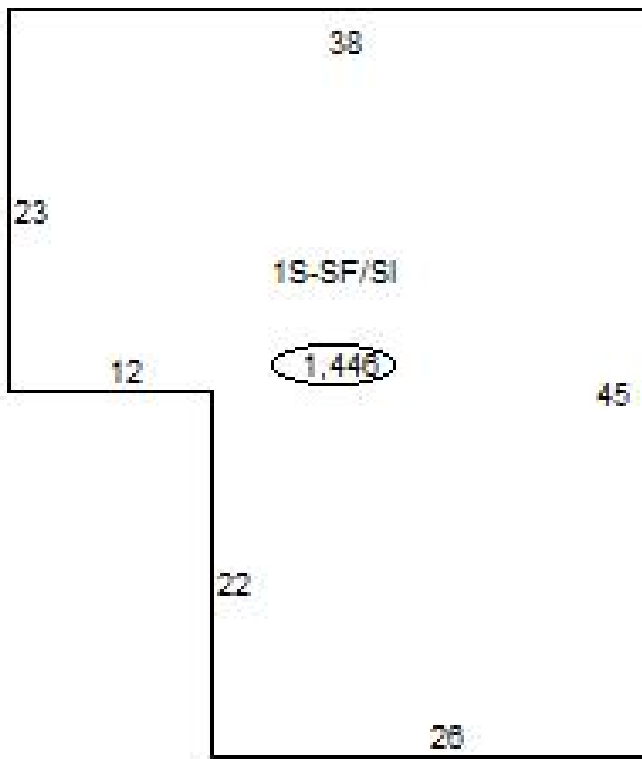
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,446	1.000	1,446
<b>Total Building Area</b>						1,446		1,446



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	80x20x10		Galvanized Metal	1,600		
	Qual	1	Cond	1	Year	1980	Eff Age	64
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (21.03 x 1,600)		33,648		33,648	26,918	6,730		
	SHDS	Yard Shed - Wood	8x11x6		Galvanized Metal	88		
	Qual	1	Cond	1	Year	1980	Eff Age	64
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (17.27 x 88)		1,520		1,520	1,216	304		
	SHDS	Shed - Small	20x10x6		Galvanized Metal	200		
	Qual	1	Cond	1	Year	1980	Eff Age	64
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (12.78 x 200)		2,556		2,556	2,045	511		
	SHDS	Yard Shed - Wood	12x12x6		Composition Roll	144		
	Qual	1	Cond	1	Year	1980	Eff Age	64
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (14.27 x 144)		2,055		2,055	1,644	411		



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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
LC	LINCOLN SOILS	NP	23			7.384	74	74	543	543
QA	QUINLAN LOAM	CR	11			1.342	56	56	75	75
QA	QUINLAN LOAM	NP	11			9.790	35	35	345	345
SD	SPUR LOAM	CR	70			15.771	356	356	5,619	5,619
SD	SPUR LOAM	NP	70			3.987	224	224	893	893
WB	WOODWARD 3-8%	CR	33			.042	168	168	7	7
WB	WOODWARD 3-8%	NP	33			4.684	106	106	495	495
<b>NP Totals</b>						43.000			7,977	7,977
<b>Total Agland</b>						43.000			7,977	7,977