




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 300002437 Parcel ID 0000-02-27N-23W-3-003-00 Cadastral ID 0000-27N-23W-02-3-003-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13406 RAGAN, DICKIE D. AND HEIDI ANN RAGAN 18925 E 12 RD BUFFALO OK 73834-0000 Parcel Location Situs 227N23W33 Subdivision Lot/Block / Parcel Size 36 - Acres Sec/Twn/Rng 2 / 27 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFALO - 4-BUFFALO					 <p>0000-02-27N-23W-3-003-00 05/20/24</p>														
HOUSE										5/23/2024									
Legal Description Lat/Long: 36.85682334 -99.62581046					Building Permits														
SEC 2-27-23 SE4SW4 LESS 4 AC TRACT IN SW4 BOOK 573 PAGE 379					<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										
H	Homestead	Yes	1,000	1,000	489/649	BILLY L. PROPHET, ETUX RAGAN, DICKIE D. AND	10/25/1993	42,333	UV										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap	2020		Land Value 8,930	8,930	12%	1,072	Assessed	19,631	1,545.74										
Year Frozen			Improvements 199,558	154,659		18,559	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-79.00										
TIF Project ID	0		Total Value 208,488	163,589		19,631	Total Taxable	18,631	1,467.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300002437	RAGAN, DICKIE D. AND			102	208,488	1000	18,059	1,422.00										
2024	2024-300002437	RAGAN, DICKIE D. AND			102	208,335	1000	16,789	1,367.00										
2023	2023-300002437	RAGAN, DICKIE D. AND			102	161,165	1000	16,271	1,346.00										
2022	2022-300002437	RAGAN, DICKIE D. AND			102	139,739	1000	15,769	1,297.00										
2021	2021-300002437	RAGAN, DICKIE D. AND			102	136,884	1000	15,426	1,274.00										
2020	2020-300002437	RAGAN, DICKIE D. AND			102	135,833	1000	15,300	1,259.00										
2019	2019-0002437	RAGAN, DICKIE D. AND			102	84,972		8,342	691.00										
2018	2018-0002437	RAGAN, DICKIE D. AND			102	84,972		8,070	669.00										
2017	2017-0002437	RAGAN, DICKIE D. AND			102	80,282		7,806	649.00										
2016	2016-0002437	RAGAN, DICKIE D. AND			102	78,784		7,276	619.00										
2015	2015-0002437	RAGAN, DICKIE D. AND			102	69,006		7,092	563.00										
2014	2014-0002437	RAGAN, DICKIE D. AND			102	65,466		6,856	549.00										
2013	2013-0002437	RAGAN, DICKIE D. AND			102	73,016		7,147	569.00										



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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		

Residential Data	
Type	1 Single Family Residence
Condition	1.75 - Low
Quality	1.75 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,280 / 2,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,280
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 10

HOUSE	5/23/2024
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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	

Cost Approach		Manual :	
Base Cost	62.71	Total Misc Impr	+ 16,509
Roofing Adj	+ 3.57	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 195,056
Heat/Cool Adj	+ 8.60	Depreciation (12%)	- 23,407
Plumbing Adj	+ 3.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,649
Adj Base Cost	= 78.31	Lot Value	+ 5,000
Total Area	x 2,280	Indicated Value	= 176,649
Adjusted Cost	= 178,547	Value Per SqFt	77.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,649		
Lot Value	5,000		
Indicated Value	176,649	77.48	Per SqFt
Agland Value	3,930		
Site Improvements	26,127		
Total Value	206,706	90.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1 2018	1	3,820.67		3,821
PATC	Patio - Covered	1271	60x11	2018	660	11.13		7,346
PATC	Patio - Covered	1272	60x8	2018	480	11.13		5,342



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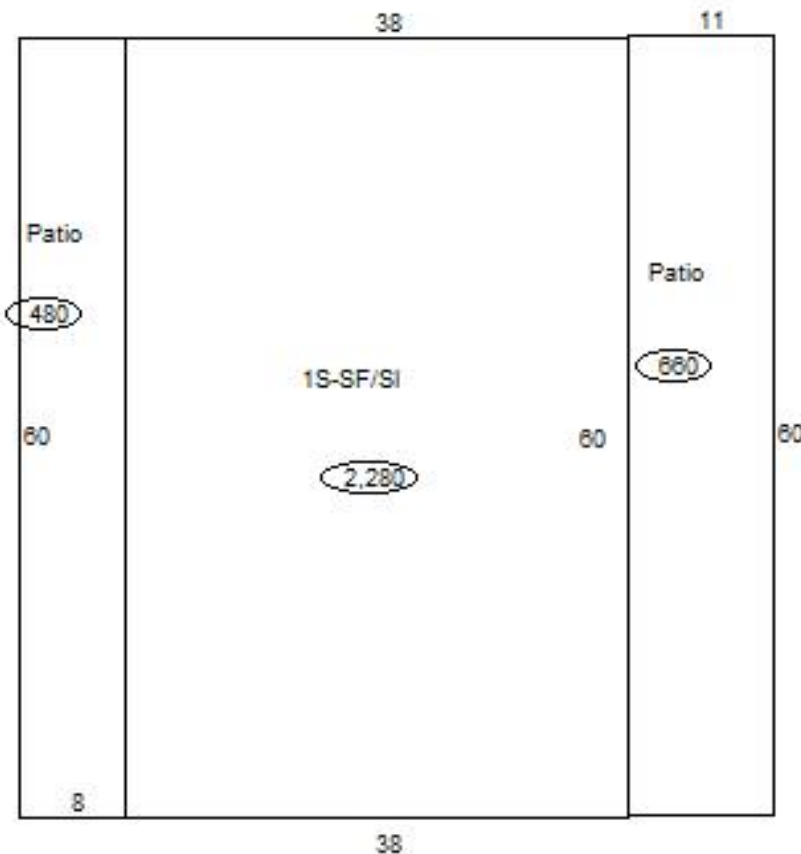
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Sketch Image

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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	2,280	1.000	2,280
2	M	PATC		20	Patio	660	1.000	660
3	M	PATC		20	Patio	480	1.000	480
Total Building Area						2,280		2,280



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Greenhouse	16x10x6	Dirt	Glass	160	
	Qual	4	Cond 4	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (19.17 x 160)		3,067		3,067	307	2,760
	SHDS	WHITE Shed - Wood / BACK YARD	15x8x6	Base	Composition Roll	120	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (22.67 x 120)		2,720		2,720	272	2,448
	PRCH	PORCH / ON WHITE YARD SHED	8x4x0	Concrete		32	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (22.86 x 32)		732		732	73	659
	SHDS	Shed - Small/SHIPPING CONTAINER	40x8x6	Dirt	Galvanized Metal	320	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total		RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (13.50 x 320)		4,320		4,320	1,814	2,506
	HAYS	Hay Shed Open Sides	65x20x10	Dirt	Galvanized Metal	1,300	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (7.25 x 1,300)		9,425		9,425	4,430	4,995
	CPRV	Carport - RV	38x14x10	Dirt	Formed Metal	532	
	Qual	4	Cond 4	Year 2005	Eff Age 17		
	Valuation Summary		Modifier Total		RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (8.60 x 532)		4,575		4,575	2,837	1,738
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (26.24 x 1,200)		31,488		31,488	20,467	11,021



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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
LD	LOAMY ALLUVIAL LAND	NP	33			12.668	106	106	1,338	1,338
PC	PRATT LOAMY BILLOWY	NP	37			19.585	118	118	2,319	2,319
PD	PRATT LOAMY HUMMOCKY	NP	31			2.747	99	99	273	273
NP Totals						35.000			3,930	3,930
Total Agland						35.000			3,930	3,930