



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:47:39
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Assessment Data					Primary Image				
Account	300004022				No Image On File				
Parcel ID	0000-24-29N-22W-4-001-00								
Cadastral ID	0000-29N-22W-24-4-001-00								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	25161								
JJR PROPERTIES--OKLAHOMA LLC									
% JERRY J. RANSOM									
P O BOX 8703 GREENVILLE TX 75404-8703									
Parcel Location									
Situs	19655 3 RD E								
Subdivision									
Lot/Block	/	Parcel Size	4.8 - Acres						
Sec/Twn/Rng	24 / 29 / 22 / 4								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
SEC.24-29-22 4.8 A. IN SE4 BOOK 770 PAGE 817					Lat/Long: 36.98342799 -99.55213026				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					770/817	RANSOM, JERRY JOHN	09/22/2022		04
					733/166	LINDA JOAN RANSOM THOMAS	01/12/2018	96,953	04
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	7,850	7,850	12%	942	Assessed	7,773	612.05
Year Frozen		Improvements	56,921	56,921		6,831	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	64,771	64,771		7,773	Total Taxable	7,773	612.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004022	JJR PROPERTIES--OKLAHOMA LLC	102	64,771	0	7,441	586.00		
2024	2024-300004022	JJR PROPERTIES--OKLAHOMA LLC	102	67,278	0	7,086	577.00		
2023	2023-300004022	JJR PROPERTIES--OKLAHOMA LLC	102	61,510	0	6,749	558.00		
2022	2022-300004022	JJR PROPERTIES--OKLAHOMA LLC	102	54,003	0	6,427	529.00		
2021	2021-300004022	RANSOM, JERRY JOHN	102	51,012	0	6,121	505.00		
2020	2020-300004022	RANSOM, JERRY JOHN	102	52,208	0	6,265	516.00		
2019	2019-0004022	RANSOM, JERRY JOHN	102	52,208		6,187	513.00		
2018	2018-0004022	RANSOM, JERRY JOHN	102	52,208		5,893	489.00		
2017	2017-0004022	RANSOM, JERRY JOHN &	102	49,153		5,612	467.00		
2016	2016-0004022	RANSOM, JERRY JOHN &	102	49,153		5,345	455.00		
2015	2015-0004022	RANSOM, JERRY JOHN &	102	47,482		5,090	404.00		
2014	2014-0004022	RANSOM, JERRY JOHN &	102	44,790		4,848	388.00		
2013	2013-0004022	RANSOM, JERRY JOHN &	102	44,790		4,617	368.00		



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.8 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.80 x 1,635.42 = 7,850 Factor Value Adjustments Lot Value 7,850		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	, 1,440 Partition
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1940 / 78

GRM Approach
GRM Code Gross Rent Indicated Value

Multiple Regression
MRA Code Adusted 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	84.71	Total Misc Impr	+ 5,921
Roofing Adj	+ 4.70	Garage Cost	+ 18,879
Subfloor Adj	+ 0.00	Total RCN	= 175,438
Heat/Cool Adj	+ 10.77	Depreciation (75%)	- 131,579
Plumbing Adj	+ 4.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,859
Adj Base Cost	= 104.61	Lot Value	+ 7,850
Total Area	x 1,440	Indicated Value	= 51,709
Adjusted Cost	= 150,638	Value Per SqFt	35.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,859		
Lot Value	7,850		
Indicated Value	51,709	35.91	Per SqFt
Agland Value			
Site Improvements	13,188		
Total Value	64,897	45.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1928	12x8	1940	96	59.64		5,725
PATO	Slab Porch - Open	1929	5x4	1940	20	9.78		196



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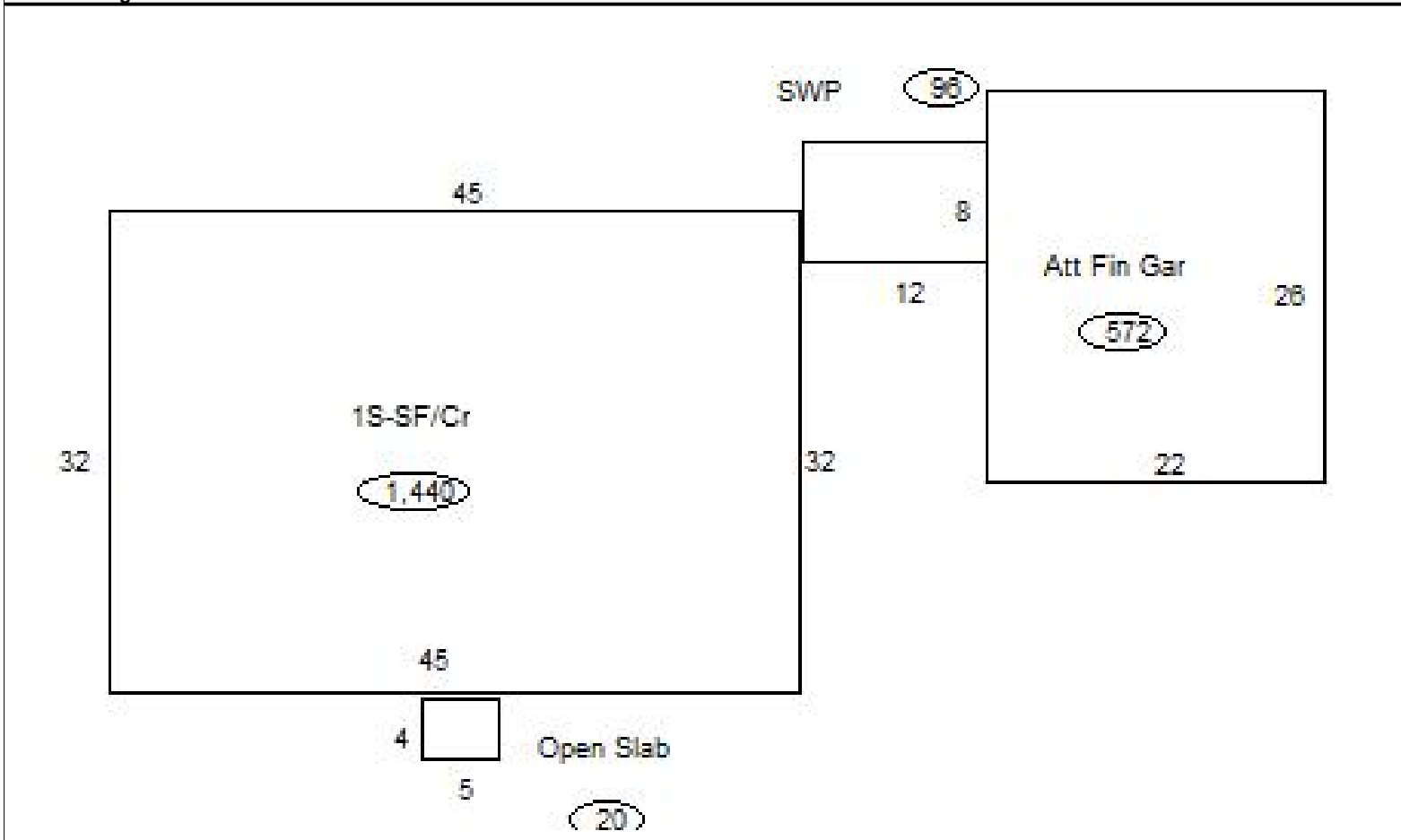
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	96	1.000	96
2	M	PATO		20	Open Slab	20	1.000	20
3	R	1	Crawl	20	1S-SF/Cr	1,440	1.000	1,440
4	G	5		20	Att Fin Gar	572	1.000	572
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Metal PRE-FAB SHED	26x30x12	Concrete	Galvanized Metal	780
	Qual	3	Cond 3	Year 1997	Eff Age 29	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (16.71 x 780)		13,034	13,034	9,776	3,258
	SHDS	Shed, Wood	48x34x10	Concrete	Galvanized Metal	1,632
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.49 x 1,632)		28,544	28,544	22,835	5,709
	SHDS	BAD SHAPE/BEING USED SALVAGE RATE	15x48x8	Concrete	Galvanized Metal	720
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.36 x 720)		11,779	11,779	9,423	2,356
	SHDS	Yard Shed - Metal	38x15x8	Concrete	Galvanized Metal	570
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.36 x 570)		9,325	9,325	7,460	1,865