




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:57:41
 Page 1

Assessment Data					Primary Image																																																																																																																			
Account 300004800 Parcel ID 1001-00-018-018-0-001-00 Cadastral ID 1001-018-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14364 RAGAN, HEIDI & DICK RAGAN 18925 E 12 RD BUFFALO OK 73834-0000 Parcel Location Situs 00426 MAPLE DR Subdivision BUFFALO ORIG Lot/Block 0018 / 0018 Parcel Size 1.75 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1001-00-018-018-0-001-00_003.JPG 1/6/2023</p>																																																																																																																			
Legal Description Lat/Long: 36.82895189 -99.62839614 BUFFALO ORIG. BLOCK 18 LOTS: N. 113' OF LOTS 18-19																																																																																																																								
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	<p>1001-00-018-018-0-001-00 01/05/23</p> <p>1001-00-018-018-0-001-00_003.JPG 1/6/2023</p>
Lot Count		
Units Buildable	2204	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,345.00 x .30 = 2,204	
Factor Value		
Adjustments		
Lot Value	2,204	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	796 / 796
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1938 / 79

Cost Approach		Manual :	
Base Cost	103.43	Total Misc Impr	+ 831
Roofing Adj	+ 5.43	Garage Cost	+ 831
Subfloor Adj	+ 0.00	Total RCN	= 96,351
Heat/Cool Adj	+ 1.97	Depreciation (75%)	- 72,263
Plumbing Adj	+ 9.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,088
Adj Base Cost	= 120.00	Lot Value	+ 2,204
Total Area	x 796	Indicated Value	= 26,292
Adjusted Cost	= 95,520	Value Per SqFt	33.03

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		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	24,088		
Lot Value	2,204		
Indicated Value	26,292	33.03	Per SqFt
Agland Value			
Site Improvements	1,222		
Total Value	27,514	34.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO Slab		2201	5x3		15	11.02		165
RSPC Raised Slab Porch - Covered		2202	5x3		15	44.38		666



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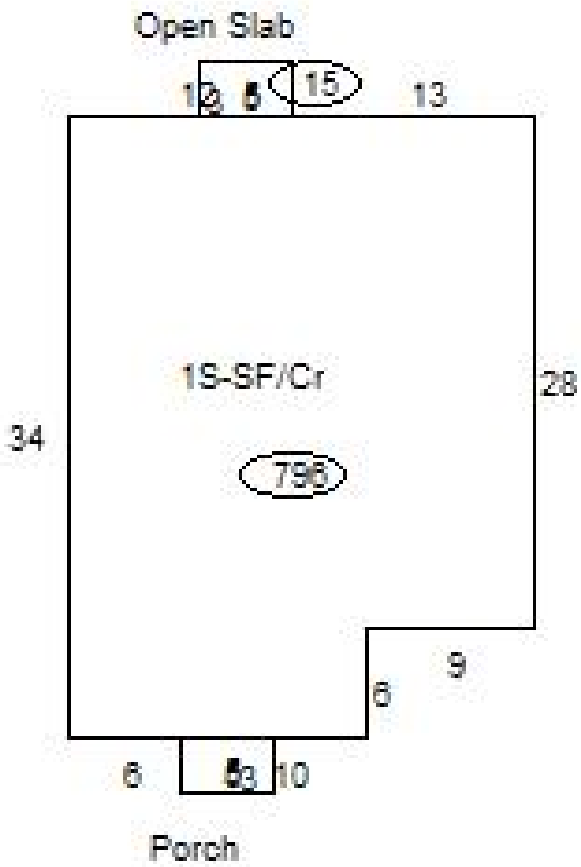
Date 02/06/2026

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Sketch Image

300004800



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	15	1.000	15
2	M	RSPC		20	Porch	15	1.000	15
3	R	1	Crawl	20	1S-SF/Cr	796	1.000	796
Total Building Area						796		796



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x10x6		Composition Shingle	120
	Qual	3	Cond 3	Year 2009	Eff Age 17	
		Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
		Base Cost (22.13 x 120)	2,656		2,656	1,434
						1,222