



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:01
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Assessment Data					Primary Image																																																																																																																				
Account 300005381 Parcel ID 1070-00-174-018-0-001-00 Cadastral ID 1070-174-018-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14697 RAGAN, DICK & HEIDI RAGAN 18925 E 12 RD BUFFALO OK 73834-0000 Parcel Location Situs 00515 E WILLIAMS ST Subdivision MILLER'S ADDN Lot/Block 0018 / 0174 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83658190 -99.63104830 MILLER'S ADD. BLOCK 174 LOTS 18-20-22-24																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	3526		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	11,752.00 x .30 =	3,526	
Factor Value			
Adjustments			
Lot Value	3,526		



HOUSE 2/23/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	952 / 952
Style	100% One Story
HVAC	100% Warmed & Cooled Air 4 Wall Air Conditioner
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	1946 / 80

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	25,472		
Lot Value	3,526		
Indicated Value	28,998	30.46	Per SqFt
Agland Value			
Site Improvements	1,914		
Total Value	30,912	32.47	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	94.02	Total Misc Impr	+ 343
Roofing Adj	+ 4.48	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 110,746
Heat/Cool Adj	+ 10.77	Depreciation (77%)	- 85,274
Plumbing Adj	+ 6.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,472
Adj Base Cost	= 115.97	Lot Value	+ 3,526
Total Area	x 952	Indicated Value	= 28,998
Adjusted Cost	= 110,403	Value Per SqFt	30.46

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3288	5x3		15	9.78		147
PATO	Slab Porch - Open	3289	5x4		20	9.78		196



Harper

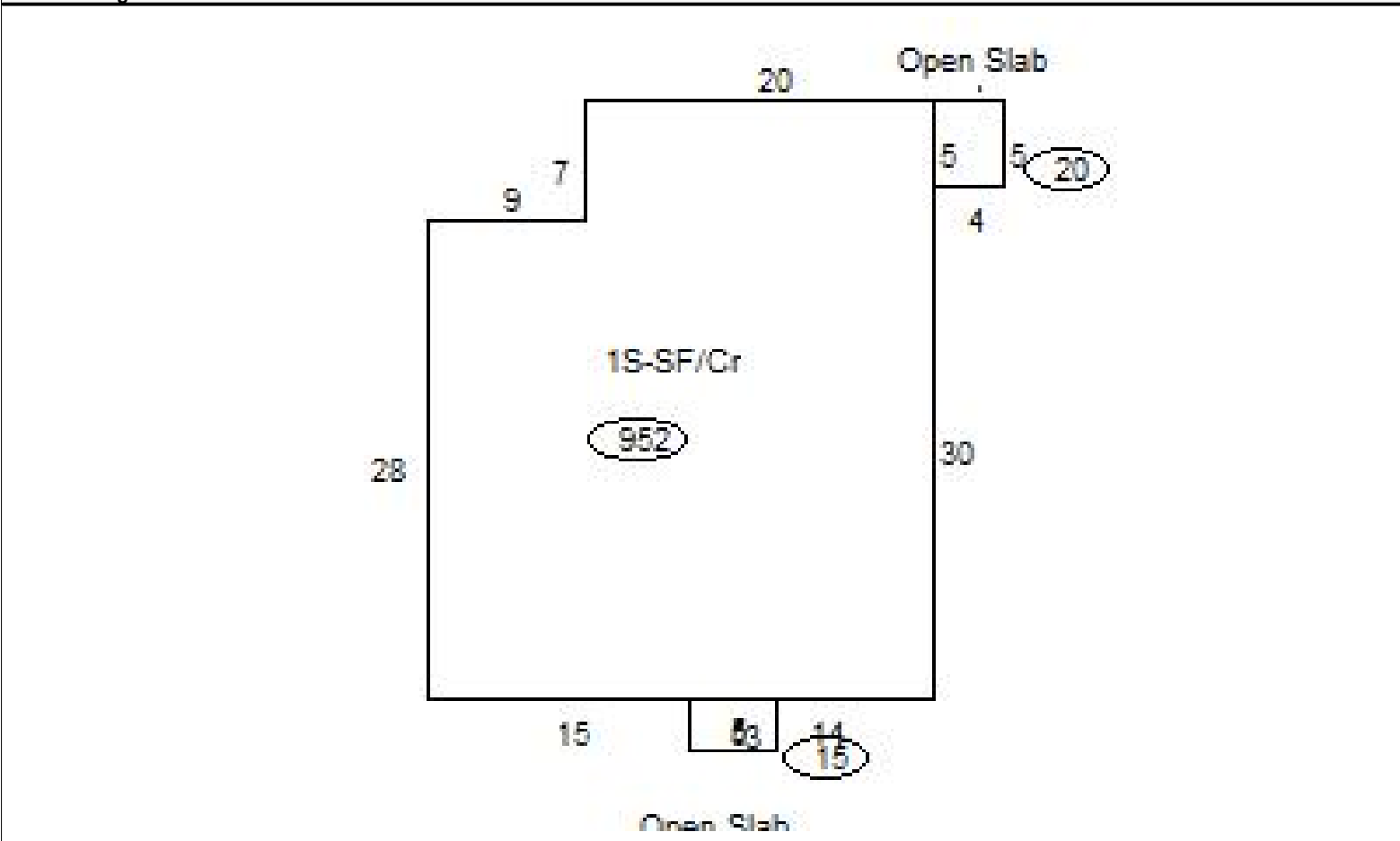
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Sketch Image

300005381



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	PATO		20	Open Slab	20	1.000	20
3	R	1	Crawl	20	1S-SF/Cr	952	1.000	952
Total Building Area						952		952



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	16x12x8	Base	Composition Shingle	192
	Qual 3	Cond 3	Year 2010	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ 0% Func)		RCNLD
Base Cost (20.77 x 192)		3,988		3,988 2,074		1,914