




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 300005634 Parcel ID 1070-00-265-001-0-001-00 Cadastral ID 1070-265-001-00-0-001-00 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 00717 NE FIFTH ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0265 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-265-001-0-001-00 02/26/24</p>																																																	
HOUSE / SIDEWALK / DETACHED CARPORT 3/4/2024																																																						
Legal Description Lat/Long: 36.84257834 -99.62913629					Building Permits																																																	
MILLERS ADD BLOCK 265 LOTS 1 AND 3					<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																																													
					704/159	MEASE, JAMES E. JR.	12/18/2014	15,000	16																																													
					504/321	RANDOLPH, GUY W.	02/15/1995	4,000	UV																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>Land Value</td> <td>2,468</td> <td>2,468</td> <td>12%</td> <td>296</td> <td>Assessed</td> <td>2,079</td> <td>163.70</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>14,859</td> <td>14,859</td> <td> </td> <td>1,783</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>17,327</td> <td>17,327</td> <td> </td> <td>2,079</td> <td>Total Taxable</td> <td>2,079</td> <td>164.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	Land Value	2,468	2,468	12%	296	Assessed	2,079	163.70	Year Frozen	Improvements	14,859	14,859		1,783	Penalty	0		Uncapped Value	0	0	0		0	Exemption	0	0.00	TIF Project ID	0	17,327	17,327		2,079	Total Taxable	2,079	164.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005634	RAGAN, DICK &	201	17,327	0	2,079	164.00																																															
2024	2024-300005634	RAGAN, DICK &	201	18,375	0	2,034	166.00																																															
2023	2023-300005634	RAGAN, DICK &	201	19,689	0	1,937	160.00																																															
2022	2022-300005634	RAGAN, DICK &	201	13,352	0	1,602	132.00																																															
2021	2021-300005634	RAGAN, DICK AND	201	13,748	0	1,650	136.00																																															
2020	2020-300005634	RAGAN, DICK AND	201	13,728	0	1,647	136.00																																															
2019	2019-0005634	RAGAN, DICK AND	201	13,728		1,647	137.00																																															
2018	2018-0005634	RAGAN, DICK AND	201	13,728		1,647	137.00																																															
2017	2017-0005634	RAGAN, DICK AND	201	13,728		1,647	137.00																																															
2016	2016-0005634	RAGAN, DICK AND	201	13,728		1,647	140.00																																															
2015	2015-0005634	RAGAN, DICK AND	201	15,000		1,800	143.00																																															
2014	2014-0005634	MEASE, JAMES E. JR.	201	13,769		584	47.00																																															
2013	2013-0005634	MEASE, JAMES E. JR.	201	18,481		537	43.00																																															



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	70 x 117.5	
Lot Count		
Units Buildable	2468	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,225.00 x .30 = 2,468	
Factor Value		
Adjustments		
Lot Value	2,468	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	704 / 704
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1951 / 92

HOUSE / SIDEWALK / DETACHED CARPORT	3/4/2024
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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	87.30	Total Misc Impr	+ 523
Roofing Adj	+ 4.73	Garage Cost	+ 523
Subfloor Adj	+ 2.35	Total RCN	= 73,162
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 58,530
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,632
Adj Base Cost	= 103.18	Lot Value	+ 2,468
Total Area	x 704	Indicated Value	= 17,100
Adjusted Cost	= 72,639	Value Per SqFt	24.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	14,632		
Lot Value	2,468		
Indicated Value	17,100	24.29	Per SqFt
Agland Value			
Site Improvements	339		
Total Value	17,439	24.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	4029	8x4	1951	32	8.72		279
PATO	Raised Slab Porch - Open	4030	7x4	1951	28	8.72		244



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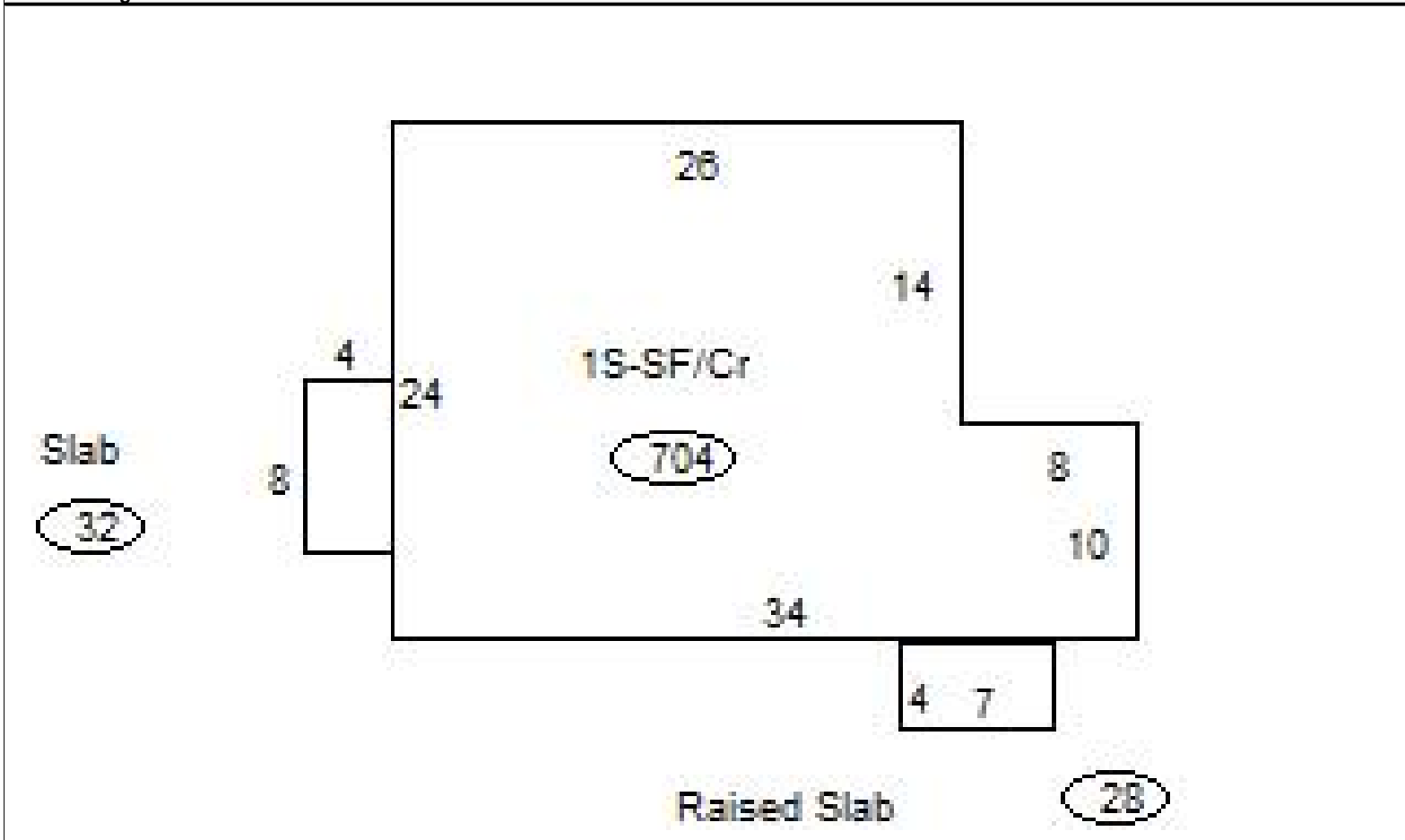
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Sketch Image

300005634



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	704	1.000	704
2	M	PATO		20	Raised Slab	32	1.000	32
3	M	PATO		20	Raised Slab	28	1.000	28
Total Building Area						704		704



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x20x8	Dirt	Galvanized Metal	400	
	Qual	2	Cond 2	Year	1990	Eff Age	43
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.24 x 400)	1,696		1,696	1,357	339