



# 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	300006950													
Parcel ID	4020-00-025-014-0-001-00													
Cadastral ID	4020-025-014-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	204 - 1T-2-ROSSTON-C													
Name ID	15706													
RAGAN, MARGARET M.														
520 2ND ST ROSSTON OK 73855-0000														
Parcel Location														
Situs	17377 US 64 HWY													
Subdivision	ROSS 2ND ADDN													
Lot/Block	0014 / 0025	Parcel Size	11 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	400100 - ROSSTON/MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.81936206 -99.98538330														
Building Permits														
ROSS 2ND ADD BLOCK 25 LOTS 14 THRU 24														
<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	/	RAGAN, MARGARET M.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,695	2,695	12%	323	Assessed	5,148	345.89					
Year Frozen		Improvements	44,803	40,212		4,825	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	47,498	42,907		5,148	Total Taxable	4,148	279.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006950	RAGAN, MARGARET M.	204	47,498	1000	3,999	269.00							
2024	2024-300006950	RAGAN, MARGARET M.	204	52,057	1000	3,853	256.00							
2023	2023-300006950	RAGAN, MARGARET M.	204	49,819	1000	3,712	249.00							
2022	2022-300006950	RAGAN, MARGARET M.	204	40,182	1000	3,574	242.00							
2021	2021-300006950	RAGAN, MARGARET M.	204	37,014	1000	3,441	238.00							
2020	2020-300006950	RAGAN, MARGARET M.	204	37,014	1000	3,441	233.00							
2019	2019-0006950	RAGAN, MARGARET M.	204	37,014		3,337	199.00							
2018	2018-0006950	RAGAN, MARGARET M.	204	37,014		3,211	192.00							
2017	2017-0006950	RAGAN, MARGARET M.	204	37,014		3,088	184.00							
2016	2016-0006950	RAGAN, MARGARET M.	204	37,014		2,969	177.00							
2015	2015-0006950	RAGAN, MARGARET M.	204	36,634		2,854	170.00							
2014	2014-0006950	RAGAN, MARGARET M.	204	36,634		2,741	164.00							
2013	2013-0006950	RAGAN, MARGARET M.	204	36,363		2,632	157.00							



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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	275 x 140	
Lot Count		
Units Buildable	2695	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	38,500.00 x .07 = 2,695	
Factor Value		
Adjustments		
Lot Value	2,695	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	80% 1 1/2 Story Finished 20% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,532 / 2,092
Style	80% 1 1/2 Story Finished - 20% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	900 Total, 900 Partition
Garage Type	
Remodel	UPDATE -
Year/Eff Age	1935 / 80

HOUSE 4/7/2025

### 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	41,737		
Lot Value	2,695		
Indicated Value	44,432	21.24	Per SqFt
Agland Value			
Site Improvements	1,555		
Total Value	45,987	21.98	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	67.11	Total Misc Impr	+ 7,182
Roofing Adj	+ 2.62	Garage Cost	+ 0
Subfloor Adj	+ 0.68	Total RCN	= 198,746
Heat/Cool Adj	+ 1.56	Depreciation ( 79%)	- 157,009
Plumbing Adj	+ 4.25	Lump Sums	+ 0
Basement Adj	+ 15.35	RCNLD	= 41,737
Adj Base Cost	= 91.57	Lot Value	+ 2,695
Total Area	x 2,092	Indicated Value	= 44,432
Adjusted Cost	= 191,564	Value Per SqFt	21.24

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2000	1	4,340.86		4,341
PATC	Patio - Covered	7334	27x7		189	15.03		2,841



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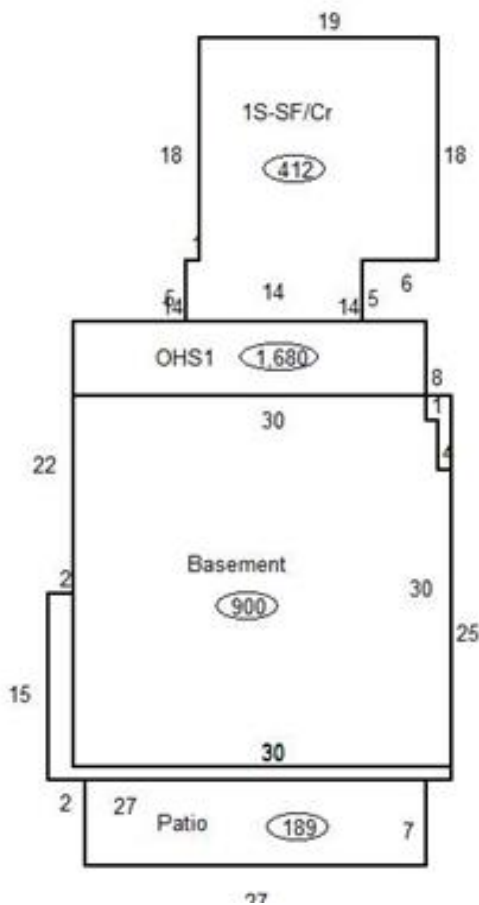
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		13	Patio	189	1.000	189
2	R	5	Crawl	13	OHS1	1,120	1.500	1,680
3	R	1	Crawl	13	1S-SF/Cr	412	1.000	412
4	B			13	Basement	900	1.000	900
<b>Total Building Area</b>						1,532		2,092



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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	2005	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (20.77 x 192)	3,988		3,988	2,433	1,555