



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 300002402 Parcel ID 0000-01-27N-23W-3-007-00 Cadastral ID 0000-27N-23W-01-3-007-00 Property Type REAL - Real Property Property Class RC VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13380 WAUGH, BRYCE H. & MARY JANE WAUGH PO BOX 245 BUFFALO OK 73834-0000 Parcel Location Situs 127N23W37 Subdivision Lot/Block / Parcel Size 2.12 - Acres Sec/Twn/Rng 1 / 27 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>SOUTH SIDE OF STORAGE SHED (10 UNITS) 11/10/2025</p>														
Legal Description Lat/Long: 36.84643621 -99.63642868																			
SEC. 1-27-23 TRACT IN SE4SW4 2.12 ACRES					Building Permits <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										
					524/526	ALLEN, ROBERT E. ETUX,	04/18/1997	500	U										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap	Land Value	10,600	10,600	12%	1,272	Assessed	8,689	684.17											
Year Frozen	Improvements	61,812	61,812		7,417	Penalty	0												
Uncapped Value 0	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID 0	Total Value	72,412	72,412		8,689	Total Taxable	8,689	684.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300002402	WAUGH, BRYCE H. &			102	72,412	0	8,559	674.00										
2024	2024-300002402	WAUGH, BRYCE H. &			102	71,758	0	8,152	664.00										
2023	2023-300002402	WAUGH, BRYCE H. &			102	64,700	0	7,764	642.00										
2022	2022-300002402	WAUGH, BRYCE H. &			102	65,119	0	7,814	643.00										
2021	2021-300002402	WAUGH, BRYCE H. &			102	66,274	0	7,953	657.00										
2020	2020-300002402	WAUGH, BRYCE H. &			102	65,423	0	7,851	646.00										
2019	2019-0002402	WAUGH, BRYCE H. &			102	65,423		7,851	651.00										
2018	2018-0002402	WAUGH, BRYCE H. &			102	65,423		7,851	651.00										
2017	2017-0002402	WAUGH, BRYCE H. &			102	65,423		7,851	653.00										
2016	2016-0002402	WAUGH, BRYCE H. &			102	49,665		5,960	507.00										
2015	2015-0002402	WAUGH, BRYCE H. &			102	49,665		5,960	473.00										
2014	2014-0002402	WAUGH, BRYCE H. &			102	49,665		5,960	478.00										
2013	2013-0002402	WAUGH, BRYCE H. &			102	53,700		6,418	511.00										



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres	2.12		
Topography			
Street Access			
Utilities			
Amenities			
Value Model	181 RURAL COMMERCIAL		
Value Method	Acre		
Base Lot Value	2.12 x 5,000.00 =	10,600	
Factor Value	0		
Adjustments			
Lot Value	10,600		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	37947
Total Building Area	3,000	Image Date	11/10/2025
Total Base Value	187,950	Name	2402_2.JPG
Modifier Value		Description	SOUTH SIDE OF STORAGE SHED (10 UNITS)
Misc Improvements			
Replacement Cost New	187,950		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	122,167		
Economic Depreciation			
RCNLD (All Sources)	122,167		
Depreciated Improvements			
Outbuilding Value	18,500		
Total Improvement Value	140,667		
Land Value	10,600		
Cost Approach Value	151,267	50.42/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	18,500
Miscellaneous Income		Land Value	10,600
Effective Gross Income (EGI)		Total Appraised Value	151,267
Total Expenses			50.42/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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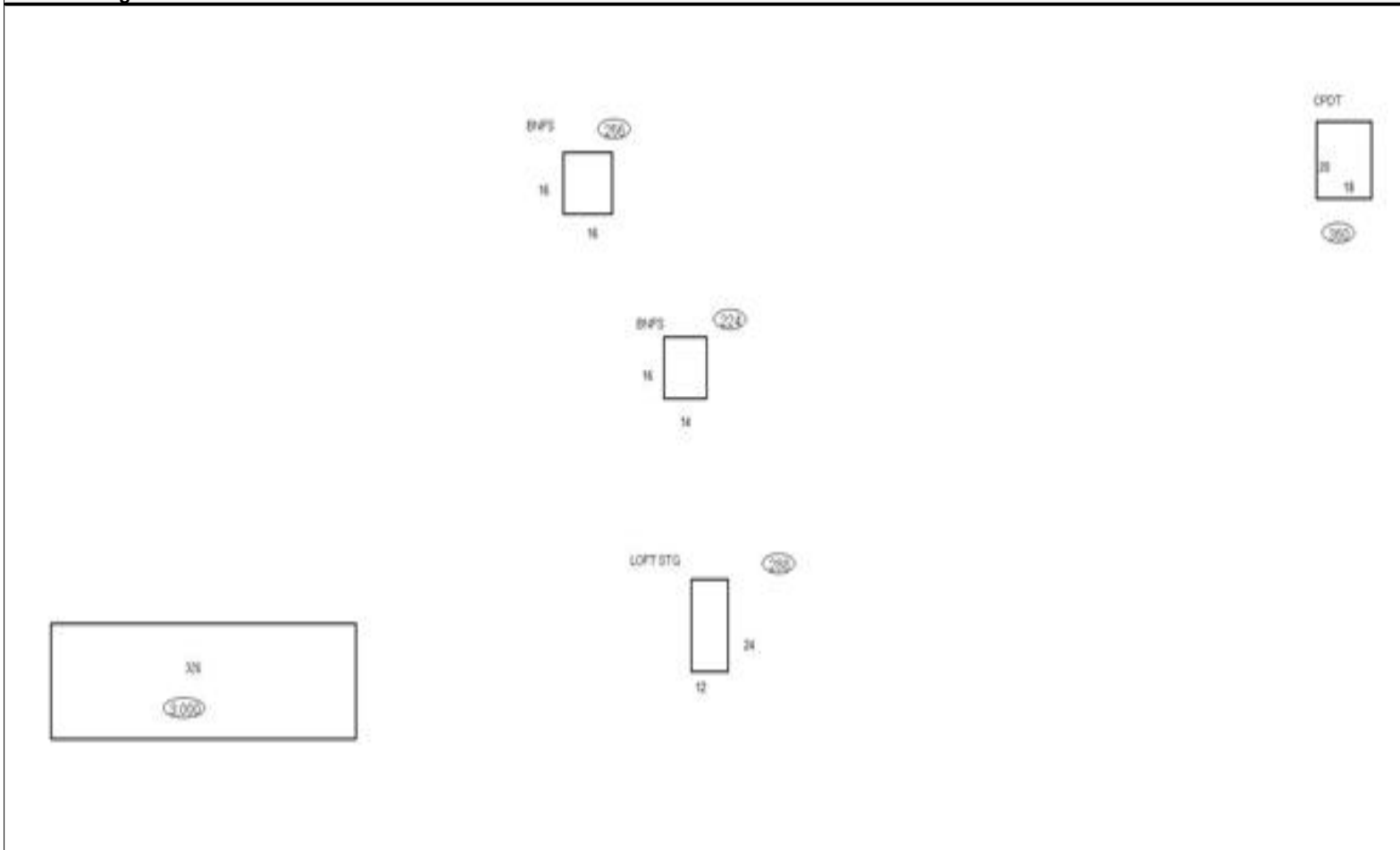
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Sketch Image

300002402



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	SHDS		25	LOFT STG	288	1.000	288
2	O	CPDT		25	CPDT	360	1.000	360
3	O	SHDS		25	BNFS	256	1.000	256
4	O	LOAF		25	BNFS	224	1.000	224
5	C	326		25	326	3,000	1.000	3,000
Total Building Area						3,000		3,000



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Account 300002402
Parcel ID 0000-01-27N-23W-3-007-00
Cadastral ID 0000-27N-23W-01-3-007-00

Tax Area Code 102
Property Class RC
Owners Name WAUGH, BRYCE H. &

Building Data

Building ID 518
Building Sequence 1
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2000
Effective Age 26
Construction Class 8 - Structural Steel Frame/Fire Resistant
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Invalid ExteriorWall Code
Heating/Cooling
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 62.65
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 62.65
Total Area 3,000
Base RCN 187,950
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 187,950
Physical Depreciation 35%
Functional Depreciation
Total Depreciation 35% (65,783)
Total RCNLD 122,167
Lump Sums
Total Building Value 122,167 \$ 40.72 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	20x8x8	Base		160
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (5.31 x 160)				850	238	612
	SHIP	Shipping/Storage Container	20x8x8	Base		160
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (5.31 x 160)				850	238	612
	SHIP	Shipping/Storage Container	20x8x8	Base		160
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (5.31 x 160)				850	238	612
	SHIP	Shipping/Storage Container	20x8x8	Base		160
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (5.31 x 160)				850	238	612
	SHIP	Shipping/Storage Container	20x8x8	Base		160
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (5.31 x 160)				850	238	612
	SHIP	Shipping/Storage Container	20x8x8	Base		160
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (5.31 x 160)				850	238	612
	SHIP	Shipping/Storage Container	20x8x8	Base		160
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (5.31 x 160)				850	238	612

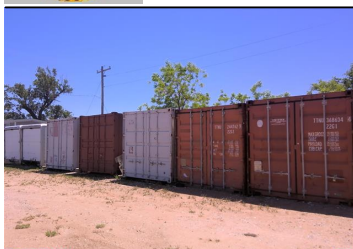


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SHIP Shipping/Storage Container 20x8x8 Base 160
Qual 3 Cond 3 Year 2017 Eff Age 7

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 160) 850 238 612



SHIP Shipping/Storage Container 20x8x8 Base 160
Qual 3 Cond 3 Year 2017 Eff Age 7

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 160) 850 238 612



SHIP Shipping/Storage Container 20x8x8 Base 160
Qual 3 Cond 3 Year 2017 Eff Age 7

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 160) 850 238 612



SHIP Shipping/Storage Container 20x8x8 Base 160
Qual 3 Cond 3 Year 2017 Eff Age 7

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 160) 850 238 612



SHIP Shipping/Storage Container 20x8x8 Base 160
Qual 3 Cond 3 Year 2017 Eff Age 7

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 160) 850 238 612



SHIP Shipping/Storage Container 20x8x8 Base 160
Qual 3 Cond 3 Year 2017 Eff Age 7

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 160) 850 238 612



SHIP Shipping/Storage Container 20x8x8 Base 160
Qual 3 Cond 3 Year 2017 Eff Age 7

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 160) 850 238 612



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SHIP Shipping/Storage Container 40x8x6 Base 320
Qual 3 Cond 3 Year 2010 Eff Age 12

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 320) 1,699 900 799



SHIP Shipping/Storage Container 40x8x8 Base 320
Qual 3 Cond 3 Year 2010 Eff Age 12

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 320) 1,699 900 799



SHIP Shipping/Storage Container 40x8x8 Base 320
Qual 3 Cond 3 Year 2010 Eff Age 12

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 320) 1,699 900 799



SHIP Shipping/Storage Container 40x8x8 Base 320
Qual 3 Cond 3 Year 2010 Eff Age 12

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 320) 1,699 900 799



SHIP Shipping/Storage Container 40x8x8 Base 320
Qual 3 Cond 3 Year 2010 Eff Age 12

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.31 x 320) 1,699 900 799



CPDT Carport - Detached 20x18x8 Dirt Galvanized Metal 360
Qual 3 Cond 2 Year 2008 Eff Age 22

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (4.75 x 360) 1,710 1,248 462



SHDS Yard Shed - Wood RED 24x13x8 Base Galvanized Metal 288
Qual 3 Cond 2 Year 2005 Eff Age 25

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (18.19 x 288) 5,239 3,563 1,676



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LOAF Loading Shed 16x14x10 Dirt Galvanized Metal 224
Qual 3 Cond 3 Year 2005 Eff Age 21

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (5.41 x 224) 1,212 739 473



SHDS Shed - Small 16x16x8 Dirt Galvanized Metal 256
Qual 3 Cond 3 Year 1998 Eff Age 28

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (13.95 x 256) 3,571 2,607 964



BFT1 Bulk Feed Tank - Single 0x0x0 50
Qual 3 Cond 3 Year 1970 Eff Age 56

Valuation Summary **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**
Base Cost (236.24 x 50) 11,812 9,450 2,362

Total Site Improvement Value 18,500