



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	300002405				<p>LITTLE MOBILE HOME 3/30/2023</p>									
Parcel ID	0000-01-27N-23W-3-010-00													
Cadastral ID	0000-27N-23W-01-3-010-00													
Property Type	REAL - Real Property													
Property Class	RC	VI Area 1												
Tax Area	102 - 4R-BUFFALO													
Name ID	13383													
WAUGH, BRYCE H. & MARY J. WAUGH														
PO BOX 245 BUFFALO OK 73834-0000														
Parcel Location														
Situs	127N23W310													
Subdivision														
Lot/Block	/	Parcel Size	1.01 - Acres											
Sec/Twn/Rng	1 / 27 / 23 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84201019 -99.64049008														
SEC 1-27-23 TRACT IN SE4SW4														
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					
					546/75	ALLEN, ADELLA	05/25/1999	7,500	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,050	5,050	12%	606	Assessed	3,854	303.46					
Year Frozen		Improvements	17,548	8,546		1,026	Penalty	0						
Uncapped Value	0	Mobile Home	18,518	18,518		2,222	Exemption	0	0.00					
TIF Project ID	0	Total Value	41,116	32,114		3,854	Total Taxable	3,854	303.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002405	WAUGH, BRYCE H. &	102	41,116	0	3,670	289.00							
2024	2024-300002405	WAUGH, BRYCE H. &	102	37,857	0	3,495	285.00							
2023	2023-300002405	WAUGH, BRYCE H. &	102	27,742	0	3,329	275.00							
2022	2022-300002405	WAUGH, BRYCE H. &	102	27,742	0	3,262	268.00							
2021	2021-300002405	WAUGH, BRYCE H. &	102	25,890	0	3,106	256.00							
2020	2020-300002405	WAUGH, BRYCE H. &	102	25,890	0	3,106	256.00							
2019	2019-0002405	WAUGH, BRYCE H. &	102	26,626		3,195	265.00							
2018	2018-0002405	WAUGH, BRYCE H. &	102	27,362		3,146	261.00							
2017	2017-0002405	WAUGH, BRYCE H. &	102	24,970		2,996	249.00							
2016	2016-0002405	WAUGH, BRYCE H. &	102	5,050		606	52.00							
2015	2015-0002405	WAUGH, BRYCE H. &	102	5,050		606	48.00							
2014	2014-0002405	WAUGH, BRYCE H. &	102	5,050		606	49.00							
2013	2013-0002405	WAUGH, BRYCE H. &	102	6,060		727	58.00							



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Lot Data		Acre - RURAL COMMERCIAL		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	1.01							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	1.01 x 5,000.00 = 5,050							
Factor Value								
Adjustments								
Lot Value	5,050			0000-01-27N-23W-3-010-00		03/28/23		
Residential Data				LITTLE MOBILE HOME 3/30/2023				
Type	6 Mobile Home 36 x 3			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent				
Architecture				Indicated Value				
Style	100% Single Wide			Multiple Regression				
Exterior Wall	100% Lap			MRA Code				
Base/Total Area	414 / 414			Adusted R				
Style	100% Single Wide			Indicated Value				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model DEFAULT DEFAULT SELECTION MODEL				
Area on Slab	0			Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE				
Fixture/RghIn	5 /			Comparables				
Bed/F/H Bath	1 / 1.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 17,427				
Year/Eff Age	2008 / 18			Lot Value 5,050				
Cost Approach		Manual :		Indicated Value 22,477				
Base Cost	58.34	Total Misc Impr	+	0	Agland Value			
Roofing Adj	+ 2.69	Garage Cost	+		Site Improvements 17,019			
Subfloor Adj	+ 0.00	Total RCN	=	34,855	Total Value 39,496			
Heat/Cool Adj	+ 8.92	Depreciation (50%)	-	17,428	95.40 Total Value Per SqFt			
Plumbing Adj	+ 14.25	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	17,427				
Adj Base Cost	= 84.19	Lot Value	+	5,050				
Total Area	x 414	Indicated Value	=	22,477				
Adjusted Cost	= 34,855	Value Per SqFt		54.29				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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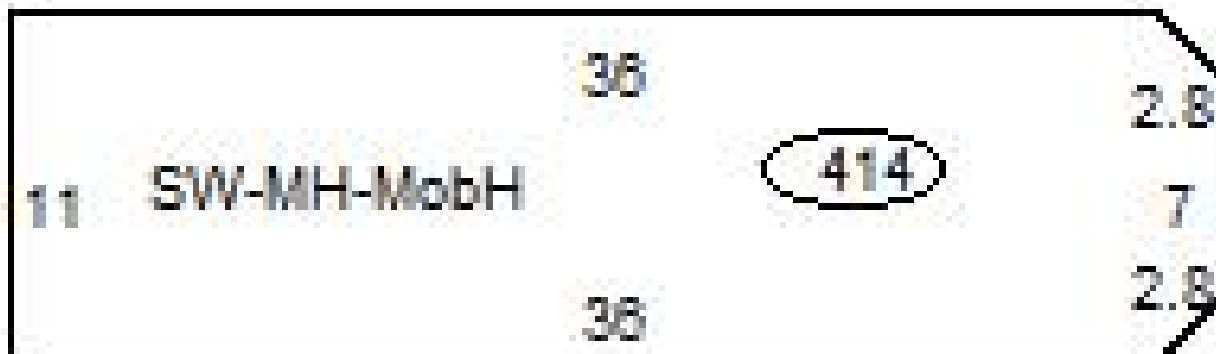
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		20	SW-MH-MobH	414	1.000	414
Total Building Area						414		414



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	CONTAINER VI 2016 40X8 (1)	40x8x8			320
	Qual 3	Cond 4	Year 2016	Eff Age	8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ 0% Func)	RCNLD
	Base Cost (18.26 x 320)		5,843		5,843	2,162
						3,681
	SHDS	Shipping/Storage Container	20x8x8			160
	Qual 3	Cond 4	Year 2016	Eff Age	8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (22.53 x 160)		3,605		3,605	1,334
						2,271
	SHDS	Shipping/Storage Container	20x8x8			160
	Qual 3	Cond 3	Year 2016	Eff Age	10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (22.53 x 160)		3,605		3,605	1,514
						2,091
	SHDS	Shipping/Storage Container	20x8x8			160
	Qual 3	Cond 3	Year 2016	Eff Age	10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (22.53 x 160)		3,605		3,605	1,514
						2,091
	SHDS	Shipping/Storage Container	20x8x8			160
	Qual 3	Cond 3	Year 2016	Eff Age	10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (22.53 x 160)		3,605		3,605	1,514
						2,091
	SHDS	Shipping/Storage Container	20x8x8			160
	Qual 3	Cond 3	Year 2016	Eff Age	10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (22.53 x 160)		3,605		3,605	1,514
						2,091
	#NSFV0	SHED-FRITO LAY LEASED #7750	41x14x14			574
	Qual 4	Cond 4	Year 2013	Eff Age		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
	Base Cost (0.00 x 574)					



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x25x8		Composition Shingle	750
	Qual	3	Cond 3	Year 1980	Eff Age 46	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (18.02 x 750)	13,515	13,515	10,812	2,703