




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:37:24
Page 1

Assessment Data					Primary Image														
Account 300003297 Parcel ID 0000-30-28N-22W-4-003-00 Cadastral ID 0000-28N-22W-30-4-003-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13780 WAUGH, DALE G. & SHIRLEY J. WAUGH 19159 E 10 RD BUFFALO OK 73834-0000 Parcel Location Situs 19159 10 RD E Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 30 / 28 / 22 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>0000-30-28N-22W-4-003-00 05/21/24</p>														
HOUSE 5/23/2024																			
Legal Description Lat/Long: 36.85971460 -99.60719208					Building Permits														
SEC 30-28-22 SWSWSE					<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 colspan="5" style="height: 100px;"> </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	503/264 /	CRONK, CHARLES F. & CAROL WAUGH, DALE G. AND	01/20/1995	21,000	Q										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	11,750	11,750	12%	1,410	Assessed	21,533	1,695.51										
Year Frozen		Improvements	61,770	61,770		7,412	Penalty	0											
Uncapped Value	0	Mobile Home	105,925	105,925		12,711	Exemption	1,000	-79.00										
TIF Project ID	0	Total Value	179,445	179,445		21,533	Total Taxable	20,533	1,617.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300003297	WAUGH, DALE G. &			102	179,445	1000	20,533	1,617.00										
2024	2024-300003297	WAUGH, DALE G. &			102	175,377	1000	18,852	1,535.00										
2023	2023-300003297	WAUGH, DALE G. &			102	160,616	1000	18,274	1,512.00										
2022	2022-300003297	WAUGH, DALE G. &			102	156,419	1000	17,770	1,462.00										
2021	2021-300003297	WAUGH, DALE G. AND			102	156,181	1000	17,224	1,422.00										
2020	2020-300003297	WAUGH, DALE G. AND			102	155,400	1000	16,692	1,374.00										
2019	2019-0003297	WAUGH, DALE G. AND			102	158,656		16,177	1,341.00										
2018	2018-0003297	WAUGH, DALE G. AND			102	152,343		15,676	1,300.00										
2017	2017-0003297	WAUGH, DALE G. AND			102	151,242		15,191	1,263.00										
2016	2016-0003297	WAUGH, DALE G. AND			102	43,837		2,207	188.00										
2015	2015-0003297	WAUGH, DALE G. AND			102	42,527		2,113	168.00										
2014	2014-0003297	WAUGH, DALE G. AND			102	40,373		2,023	162.00										
2013	2013-0003297	WAUGH, DALE G. AND			102	40,373		1,935	154.00										



Harper

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Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:37:24
 Page 2

Lot Data	Acres - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		<p>0000-30-28N-22W-4-003-00 11-30-2020 #3297</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,220 / 1,220
Style	100% 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	
Garage Type	672 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 86

OLD HOUSE/STG	12/4/2020
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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		

Cost Approach		Manual :	
Base Cost	85.09	Total Misc Impr	+ 1,230
Roofing Adj	+ 4.01	Garage Cost	+ 20,712
Subfloor Adj	+ 0.39	Total RCN	= 142,588
Heat/Cool Adj	+ 1.66	Depreciation (80%)	- 114,070
Plumbing Adj	+ 7.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,518
Adj Base Cost	= 98.89	Lot Value	+ 11,750
Total Area	x 1,220	Indicated Value	= 40,268
Adjusted Cost	= 120,646	Value Per SqFt	33.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,518		
Lot Value	11,750		
Indicated Value	40,268	33.01	Per SqFt
Agland Value			
Site Improvements	32,160		
Total Value	72,428	59.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1686	22x6	1940	132	9.32		1,230



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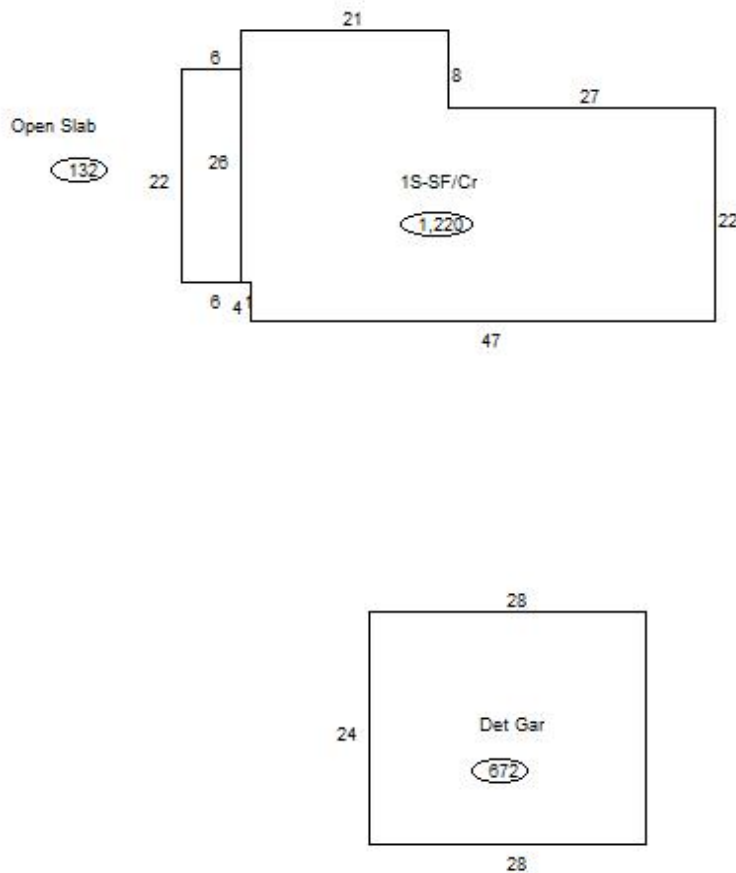
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:37:24
 Page 3

Sketch Image

300003297



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	132	1.000	132
2	G	2		20	Det Gar	672	1.000	672
3	R	1	Crawl	20	1S-SF/Cr	1,220	1.000	1,220
Total Building Area						1,220		1,220



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:37:24
Page 4

300003297

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	WHITE CARGO TRAILER	52x8x8		Formed Metal	416
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
Base Cost (18.92 x 416)		7,871		7,871	787	7,084
	SHDS	WHITE CARGO TRAILER	55x8x8		Formed Metal	440
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
Base Cost (18.79 x 440)		8,268		8,268	827	7,441
	SHDS	Shed - Small	20x10x10	Base	Formed Metal	200
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ 0% Func)	
Base Cost (21.06 x 200)		4,212		4,212	1,348	2,864
	SHDS	RED CONTAINERS	40x8x8	Base	Formed Metal	320
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ 0% Func)	
Base Cost (19.46 x 320)		6,227		6,227	1,993	4,234
	SHDS	RED SHIP CONTAINER	40x8x8		Formed Metal	320
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	
Base Cost (19.46 x 320)		6,227		6,227	1,993	4,234
	LOAF	LIVESTOCK BARN	30x10x10	Dirt	Galvanized Metal	300
	Qual	2	Cond 2	Year 2018	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ 0% Func)	
Base Cost (5.04 x 300)		1,512		1,512	635	877
	SHDS	WHITE CARGO TRAILER	40x8x8	Base	Formed Metal	320
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ 0% Func)	
Base Cost (19.46 x 320)		6,227		6,227	2,491	3,736



Harper



Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:37:24
Page 5

300003297

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage OLD MH USED AS STG	52x12x8	Base	Galvanized Metal	624
	Qual	1	Cond 1	Year 1965	Eff Age 85	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (10.69 x 624)		6,671	6,671	5,337	1,334
	SHDS	Shed - Small	14x14x8	Dirt	Galvanized Metal	196
	Qual	1	Cond 1	Year 1960	Eff Age 92	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (9.07 x 196)		1,778	1,778	1,422	356



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:37:24
 Page 6

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 73 x 32
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,376 / 2,376
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 9

HOUSE	5/23/2024
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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	43.55	Total Misc Impr	+ 5,803
Roofing Adj	+ 2.01	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 126,813
Heat/Cool Adj	+ 1.55	Depreciation (20%)	- 25,363
Plumbing Adj	+ 3.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 101,450
Adj Base Cost	= 50.93	Lot Value	+
Total Area	x 2,376	Indicated Value	= 101,450
Adjusted Cost	= 121,010	Value Per SqFt	42.70

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	101,450	
Lot Value		
Indicated Value	101,450	42.70 Per SqFt
Agland Value		
Site Improvements		
Total Value	101,450	42.70 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1691	146		146	23.94		3,495
PATO	Raised Slab Porch - Open	12063	120		120	9.62		1,154
PATO	Raised Slab Porch - Open	12065	120		120	9.62		1,154



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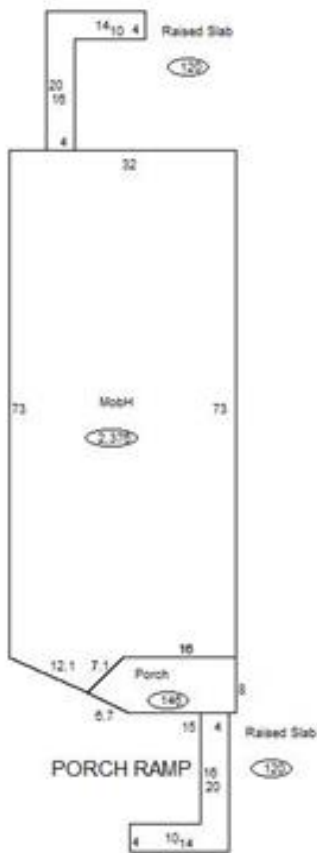
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:37:24
 Page 7

Sketch Image

300003297



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		20	MobH	2,376	1.000	2,376
2	M	RSPC		20	Porch	146	1.000	146
3	M	PATO		20	Raised Slab	120	1.000	120
4	N	0		20	PORCH RAMP		0.000	
5	M	PATO		20	Raised Slab	120	1.000	120
Total Building Area						2,376		2,376