



# 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	300003436													
Parcel ID	0000-28-28N-23W-2-002-00													
Cadastral ID	0000-28N-23W-28-2-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	25743													
WAUGH, ALBERT & ADELE WAUGH														
P.O. BOX 34 BUFFALO OK 73834														
Parcel Location														
Situs	2828N23W22													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	28 / 28 / 23 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84194712 -99.63443825														
SEC. 28-28-23 NE4NW4 BOOK 746 PAGE 596														
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					
					789/201	WAUGH, GOREY T. &	04/09/2025		04					
					746/596	WAUGH, LELAND WAUGH	08/16/2019	44,000	04					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap		Land Value	3,889	3,889	12%	467	Assessed	8,222	647.40					
Year Frozen		Improvements	100,102	64,622		7,755	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	103,991	68,511		8,222	Total Taxable	8,222	647.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300003436	WAUGH, ALBERT & ADELE WAUGH			102	103,991	0	7,982	629.00					
2024	2024-300003436	WAUGH, GOREY T. &			102	102,001	0	7,750	631.00					
2023	2023-300003436	WAUGH, GOREY T. &			102	79,671	0	7,524	622.00					
2022	2022-300003436	WAUGH, GOREY T. &			102	77,447	0	7,304	601.00					
2021	2021-300003436	WAUGH, GOREY T. &			102	77,721	0	7,092	586.00					
2020	2020-300003436	WAUGH, GOREY T. &			102	77,721	0	6,885	567.00					
2019	2019-0003436	WAUGH, GOREY T. &			102	77,721		6,685	554.00					
2018	2018-0003436	WAUGH, LELAND			102	77,721		6,490	538.00					
2017	2017-0003436	WAUGH, LELAND			102	77,794		5,944	494.00					
2016	2016-0003436	WAUGH, LELAND			102	77,794		5,771	491.00					
2015	2015-0003436	WAUGH, LELAND			102	77,794		5,603	445.00					
2014	2014-0003436	WAUGH, LELAND			102	77,794		5,440	436.00					
2013	2013-0003436	WAUGH, LELAND			102	20,424		2,451	195.00					



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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



UTILITY SHED

7/15/2025

Residential Data	
Type	-
Condition	-
Quality	-
Architecture	-
Style	-
Exterior Wall	-
Base/Total Area	/
Style	-
HVAC	-
Roof Cover	-
Area on Slab	-
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	-
Garage Type	-
Remodel	-
Year/Eff Age	/

### 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	-	-

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	3,889
Site Improvements	106,197
Total Value	110,086 0.00 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / CONCRETE	24x15x5	Dirt	Wood Shingle	360
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.65 x 360)	5,274		5,274	1,951	3,323
	STSL	Storage Tanks - Steel	0x0x0	Base		2,000
	Qual	4	Cond 4	Year 2015	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.00 x 2,000)	8,000		8,000	2,640	5,360
	STSL	Storage Tanks - Steel	0x0x0	Base		1,000
	Qual	4	Cond 4	Year 2015	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.01 x 1,000)	6,010		6,010	1,983	4,027
	STSL	Storage Tanks - Steel	0x0x0	Base		1,000
	Qual	4	Cond 4	Year 2015	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.01 x 1,000)	6,010		6,010	1,983	4,027
	STSL	Grain Bin - Storage	0x0x0	Base		1,000
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.79 x 1,000)	4,790		4,790	1,916	2,874
	STSL	Storage Tanks - Steel	0x0x0	Base		4,800
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.12 x 4,800)	10,176		10,176	5,495	4,681
	STSL	Storage Tanks - Steel	0x0x0	Base		2,000
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.19 x 2,000)	6,380		6,380	3,445	2,935



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STSL	Storage Tanks - Steel	0x0x0	Base		4,000	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.62 x 4,000)	10,480		10,480	5,659	4,821
	STSL	Storage Tanks - Steel	0x0x0	Base		1,000	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.79 x 1,000)	4,790		4,790	2,587	2,203
	STSL	Storage Tanks - Steel	0x0x0	Base		1,000	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.79 x 1,000)	4,790		4,790	2,587	2,203
	HAYS	Hay Shed Open Sides	80x38x16	Dirt	Galvanized Metal	3,040	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.07 x 3,040)	21,493		21,493	17,194	4,299
	UTIL	Utility Building	80x72x16	Concrete	Galvanized Metal	5,760	
	Qual	3.25	Cond 4	Year 1985	Eff Age 33		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.05 x 5,760)	115,488		115,488	68,138	47,350
	UTIL	Utility Building	80x30x14	Concrete	Galvanized Metal	2,400	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (21.54 x 2,400)	51,696		51,696	33,602	18,094



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			1.960	255	255	499	499
CA	CAREY SILT 1-3%	NP	50			4.716	160	160	755	755
QA	QUINLAN LOAM	CR	11			.013	56	56	1	1
QA	QUINLAN LOAM	NP	11			10.779	35	35	379	379
W	WATER	NP	0			1.177	0	0	0	0
WB	WOODWARD 3-8%	NP	33			21.355	106	106	2,255	2,255
<b>NP Totals</b>						40.000			3,889	3,889
<b>Total Agland</b>						40.000			3,889	3,889