



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:40:07
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Assessment Data					Primary Image				
Account	300003490				No Image On File				
Parcel ID	0000-04-28N-24W-3-001-00								
Cadastral ID	0000-28N-24W-04-3-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	102 - 4R-BUFFALO								
Name ID	13868								
WAUGH, MARIAN L. (LIFE EST)									
P O BOX 663 BUFFALO OK 73834-0000									
Parcel Location									
Situs	428N24W31								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	4 / 28 / 24 / 3								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.94004449 -99.83210328									
Building Permits									
SEC.4-28-24 SW4 BOOK 696 PAGE 373									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	WAUGH, MARIAN L. (LIFE EST)			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	23,753	23,753	12%	2,850	Assessed	2,850	224.41
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	23,753	23,753		2,850	Total Taxable	2,850	224.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003490	WAUGH, MARIAN L. (LIFE EST)	102	23,753	0	2,850	224.00		
2024	2024-300003490	WAUGH, MARIAN L. (LIFE EST)	102	23,753	0	2,850	232.00		
2023	2023-300003490	WAUGH, MARIAN L. (LIFE EST)	102	23,753	0	2,850	236.00		
2022	2022-300003490	WAUGH, MARIAN L. (LIFE EST)	102	23,878	0	2,865	236.00		
2021	2021-300003490	WAUGH, MARIAN L. (LIFE EST)	102	23,878	0	2,865	237.00		
2020	2020-300003490	WAUGH, MARIAN L. (LIFE EST)	102	23,878	0	2,865	236.00		
2019	2019-0003490	WAUGH, MARIAN L. (LIFE EST)	102	23,878		2,865	237.00		
2018	2018-0003490	WAUGH, MARIAN L. (LIFE EST)	102	23,878		2,865	238.00		
2017	2017-0003490	WAUGH, MARIAN L. (LIFE EST)	102	23,878		2,865	238.00		
2016	2016-0003490	WAUGH, MARIAN L. (LIFE EST)	102	23,878		2,865	244.00		
2015	2015-0003490	WAUGH, MARIAN L. (LIFE EST)	102	23,878		2,865	227.00		
2014	2014-0003490	WAUGH, MARIAN L. (LIFE EST)	102	23,878		2,865	230.00		
2013	2013-0003490	WAUGH, WILFORD D.	102	23,878		2,865	228.00		



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	/ /	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		23,741						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	23,741 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300003490

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			38.805	255	255	9,876	9,876
CA	CAREY SILT 1-3%	NP	50			.197	160	160	31	31
QA	QUINLAN LOAM	NP	11			20.572	35	35	724	724
QA	QUINLAN LOAM	CR	11			12.830	56	56	718	718
QC	QUINLAN-WDWARD 5-12%	CR	14			.821	71	71	59	59
QC	QUINLAN-WDWARD 5-12%	NP	14			3.929	45	45	176	176
WB	WOODWARD 3-8%	NP	33			25.256	106	106	2,667	2,667
WB	WOODWARD 3-8%	CR	33			54.077	168	168	9,083	9,083
WD	WOODWARD-QUINLAN3-8%	CR	23			3.419	117	117	400	400
WD	WOODWARD-QUINLAN3-8%	NP	23			.095	74	74	7	7
NP Totals						160.000			23,741	23,741
Total Agland						160.000			23,741	23,741