



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 300003517 <b>Parcel ID</b> 0000-09-28N-24W-2-001-00 <b>Cadastral ID</b> 0000-28N-24W-09-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 24788 WAUGH, KENNETH W.  RR 1 BOX 134 ROSSTON OK 73855-0000  <b>Parcel Location</b> <b>Situs</b> 00642 N 181 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 9 / 28 / 24 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																													
HOUSE										7/15/2025																			
Legal Description					Building Permits																								
SEC. 9-28-24 NW4 BOOK 763 PAGE 353 WILLIAM DEC'D 7-2010					<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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>763/353</td> <td>WAUGH, WILMA LEE</td> <td>09/29/2021</td> <td>0</td> <td>04</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	763/353	WAUGH, WILMA LEE	09/29/2021	0	04
Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
763/353	WAUGH, WILMA LEE	09/29/2021	0	04																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																				
Remove Cap		2022	Land Value	21,391	21,391	12%	Assessed	15,820	1,245.67																				
Year Frozen			Improvements	82,411	73,925		Penalty	0																					
Uncapped Value		0	Mobile Home	36,516	36,516		Exemption	0	0.00																				
TIF Project ID		0	Total Value	140,318	131,832		Total Taxable	15,820	1,246.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300003517	WAUGH, KENNETH W.			102	140,318	0	15,359	1,209.00																				
2024	2024-300003517	WAUGH, KENNETH W.			102	143,857	0	14,911	1,214.00																				
2023	2023-300003517	WAUGH, KENNETH W.			102	120,647	0	14,477	1,198.00																				
2022	2022-300003517	WAUGH, KENNETH W.			102	120,119	0	14,414	1,186.00																				
2021	2021-300003517	WAUGH, KENNETH W.			102	60,139	1000	5,773	477.00																				
2020	2020-300003517	WAUGH, WILMA LEE			102	60,139	1000	5,577	459.00																				
2019	2019-0003517	WAUGH, WILMA LEE			102	60,139		5,384	446.00																				
2018	2018-0003517	WAUGH, WILMA LEE			102	60,139		5,199	431.00																				
2017	2017-0003517	WAUGH, WILMA LEE			102	58,194		5,018	417.00																				
2016	2016-0003517	WAUGH, WILMA LEE			102	58,194		4,843	412.00																				
2015	2015-0003517	WAUGH, WILMA LEE			102	57,012		4,673	371.00																				
2014	2014-0003517	WAUGH, WILMA LEE			102	55,073		4,508	361.00																				
2013	2013-0003517	WAUGH, WILMA LEE			102	52,265		4,348	346.00																				



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,372 / 1,372
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	315 Carport - Dirt/Gravel
Remodel	
Year/Eff Age	1960 / 73

OLD HOUSE 7/15/2025

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	79.16	Total Misc Impr	+ 1,070
Roofing Adj	+ 3.69	Garage Cost	+ 1,205
Subfloor Adj	+ 0.99	Total RCN	= 136,498
Heat/Cool Adj	+ 9.78	Depreciation ( 75%)	- 102,374
Plumbing Adj	+ 4.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,124
Adj Base Cost	= 97.83	Lot Value	+ 5,000
Total Area	x 1,372	Indicated Value	= 39,124
Adjusted Cost	= 134,223	Value Per SqFt	28.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,124		
Lot Value	5,000		
Indicated Value	39,124	28.52	Per SqFt
Agland Value	16,391		
Site Improvements	8,295		
Total Value	63,810	46.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	1739	8x5	1960	40	20.56		822
PRCH	Porch	1740	4x3	1960	12	20.64		248



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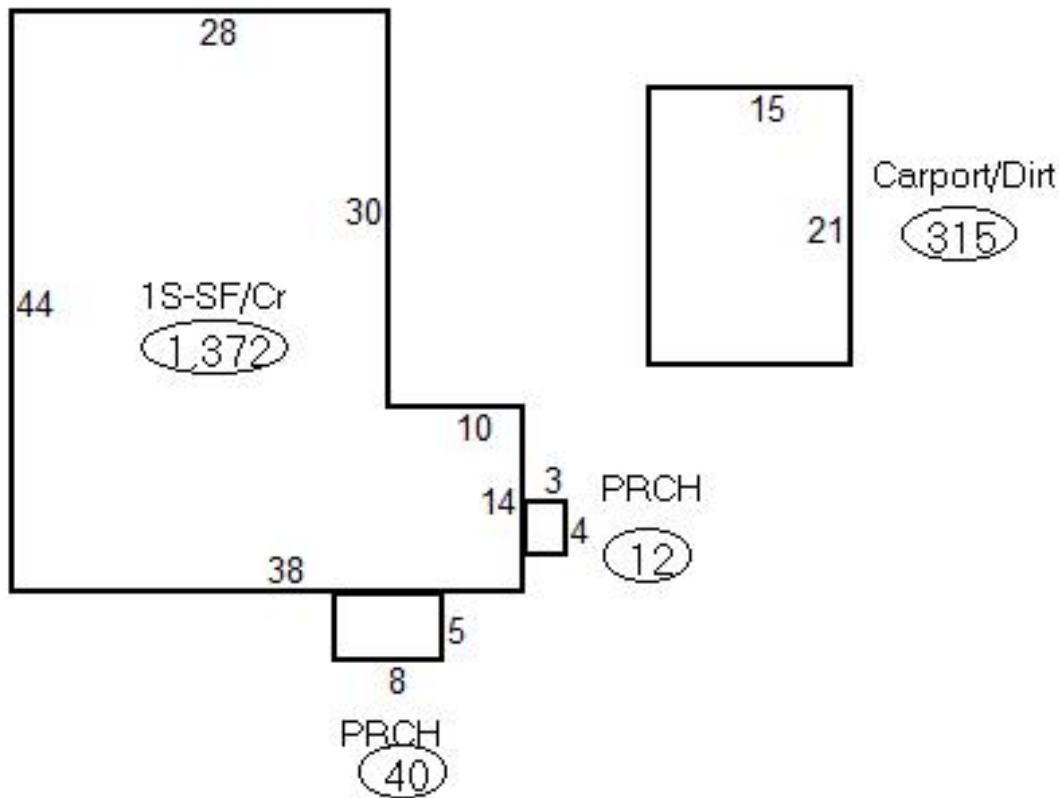
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	40	1.000	40
2	M	PRCH		20	PRCH	12	1.000	12
3	G	7		20	Carport/Dirt	315	1.000	315
4	R	1	Crawl	20	1S-SF/Cr	1,372	1.000	1,372
<b>Total Building Area</b>						1,372		1,372



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small /Red	20x14x8	Base	Wood Shingle	280
	Qual	3	Cond	3	Year	1980
					Eff Age	46
						0
						0
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.82 x 280)		5,270		5,270	4,216
						1,054
	UTIL	Utility Building	38x20x14	Concrete	Galvanized Metal	760
	Qual	3	Cond	3	Year	1980
					Eff Age	46
						0
						0
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.03 x 760)		19,783		19,783	13,650
						6,133
	SHDS	Yard Shed - Wood/ Brick	16x16x8		Wood Shingle	256
	Qual	3	Cond	3	Year	1980
					Eff Age	46
						0
						0
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.18 x 256)		5,166		5,166	4,133
						1,033
	PACN	Paving - Concrete / SIDEWALK	12x4x0	Concrete		48
	Qual	3	Cond	3	Year	1960
					Eff Age	66
						0
						0
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.82 x 48)		375		375	300
						75



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

Residential Data	
Type	6 Mobile Home 48 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,344 / 1,344
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1981 / 33

HOUSE	7/15/2025
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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	48.82	Total Misc Impr	+ 0
Roofing Adj	+ 2.28	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 81,433
Heat/Cool Adj	+ 2.75	Depreciation ( 57%)	- 46,417
Plumbing Adj	+ 6.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,016
Adj Base Cost	= 60.59	Lot Value	+ 0
Total Area	x 1,344	Indicated Value	= 35,016
Adjusted Cost	= 81,433	Value Per SqFt	26.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,016		
Lot Value			
Indicated Value	35,016	26.05	Per SqFt
Agland Value			
Site Improvements	47,673		
Total Value	82,689	61.52	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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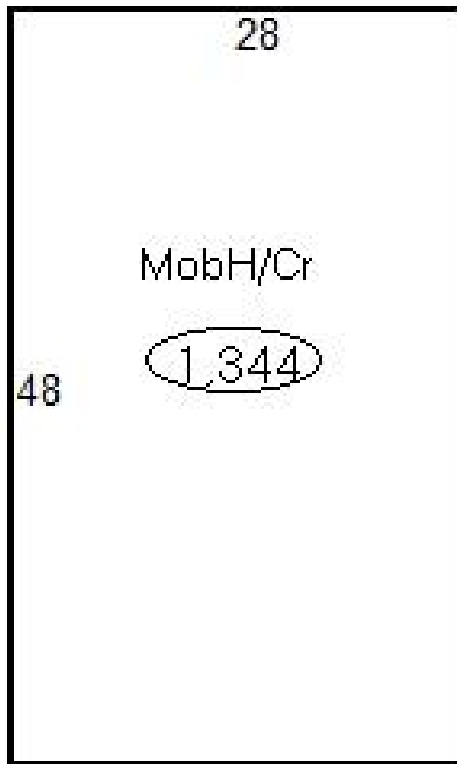
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,344	1.000	1,344
<b>Total Building Area</b>						1,344		1,344



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	54x38x14	Concrete	Formed Metal	2,052	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Interior Finish (Residential)		Finished Area	Fixture Count			21,602
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (25.09 x 2,052)		51,485	21,602	73,087	38,005	35,082	
	PACN	Paving - Concrete / UTILITY DRIVEWAY	20x12x0	Concrete		240	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (5.06 x 240)		1,214		1,214	971	243
	SHDS	Shed - Small	24x12x8	Concrete	Composition Shingle	288	
	Qual	2	Cond 2	Year 2000	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (15.44 x 288)		4,447		4,447	3,469	978
	GBST	Grain Bin - Storage 2000 BU	0x0x0	Dirt		2,000	
	Qual	2	Cond 2	Year 1990	Eff Age 43		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.44 x 2,000)		2,880		2,880	2,304	576
	GBST	Grain Bin - Storage / 4000 BU	0x0x0	Dirt		4,000	
	Qual	2	Cond 2	Year 1990	Eff Age 43		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.44 x 4,000)		5,760		5,760	4,608	1,152
	PACN	Paving - Concrete / SIDEWALK TO UT. SHED	40x4x0	Concrete		160	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.21 x 160)		994		994	795	199
	QUON	Quonset - Round Top	78x38x16	Concrete	Galvanized Metal	2,964	
	Qual	2	Cond 2.5	Year 1985	Eff Age 45		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.62 x 2,964)		31,478		31,478	22,035	9,443



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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			3.660	255	255	931	931
CA	CAREY SILT 1-3%	NP	50			.029	160	160	5	5
CB	CAREY SILT 3-5%	CR	41			4.634	209	209	967	967
CB	CAREY SILT 3-5%	NP	41			2.517	131	131	330	330
QA	QUINLAN LOAM	CR	11			8.429	56	56	472	472
QA	QUINLAN LOAM	NP	11			31.028	35	35	1,092	1,092
QC	QUINLAN-WDWARD 5-12%	CR	14			1.424	71	71	101	101
QC	QUINLAN-WDWARD 5-12%	NP	14			2.842	45	45	127	127
WB	WOODWARD 3-8%	CR	33			15.812	168	168	2,656	2,656
WB	WOODWARD 3-8%	NP	33			.444	106	106	47	47
WD	WOODWARD-QUINLAN3-8%	CR	23			72.994	117	117	8,545	8,545
WD	WOODWARD-QUINLAN3-8%	NP	23			15.187	74	74	1,118	1,118
<b>NP Totals</b>						159.000			16,391	16,391
<b>Total Agland</b>						159.000			16,391	16,391