



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:41:44
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Assessment Data	Primary Image
Account 300003612 Parcel ID 0000-32-28N-24W-2-001-00 Cadastral ID 0000-28N-24W-32-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 13911 WAUGH, JAMES ELDON TRUST & NORMA LEA WAUGH TRUST JAMES L. WAUGH-TRUSTEE 909 SUNNYBROOK CT STILLWATER OK 74075-7213 Parcel Location Situs 3228N24W21 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 32 / 28 / 24 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO	<p>No Image On File</p>

Legal Description Lat/Long: 36.83951580 -99.77776080	Building Permits
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SEC.32-28-24 NW4 BOOK 789 PAGE 187 Trustee: James L. Waugh	Number	Description	Opened	Closed	Amount

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	WAUGH, JAMES ELDON & (TRUST)			

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value 18,514	18,514	12%	2,222	Assessed	2,222	174.96
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 18,514	18,514		2,222	Total Taxable	2,222	175.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003612	WAUGH, JAMES ELDON TRUST &	102	18,514	0	2,185	172.00
2024	2024-300003612	WAUGH, JAMES ELDON TRUST &	102	18,514	0	2,121	173.00
2023	2023-300003612	WAUGH, JAMES ELDON TRUST &	102	18,514	0	2,059	170.00
2022	2022-300003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663	0	2,000	165.00
2021	2021-300003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663	0	2,000	165.00
2020	2020-300003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663	0	2,000	165.00
2019	2019-0003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663		2,000	166.00
2018	2018-0003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663		2,000	166.00
2017	2017-0003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663		2,000	166.00
2016	2016-0003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663		2,000	170.00
2015	2015-0003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663		2,000	159.00
2014	2014-0003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663		2,000	160.00
2013	2013-0003612	WAUGH, JAMES ELDON & (TRUST)	102	16,663		2,000	159.00



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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 :		18,514						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	18,514 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

300003612

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MB	MANSIC CLAY 1-3%	CR	45			2.710	229	229	621	621
MC	MANSIC CLAY 3-5%	CR	36			3.299	183	183	604	604
ME	MANSKER LOAM 3-5%	NP	31			1.888	99	99	187	187
ME	MANSKER LOAM 3-5%	CR	31			70.275	158	158	11,089	11,089
MG	MANSKER-POTTER 5-20%	CR	15			73.053	76	76	5,578	5,578
MG	MANSKER-POTTER 5-20%	NP	15			8.489	48	48	407	407
PD	PRATT LOAMY HUMMOCKY	NP	31			.286	99	99	28	28
NP Totals						160.000			18,514	18,514
Total Agland						160.000			18,514	18,514