




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 300003663 Parcel ID 0000-07-28N-25W-1-001-00 Cadastral ID 0000-28N-25W-07-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13868 WAUGH, MARIAN L. (LIFE EST) P O BOX 663 BUFFALO OK 73834-0000 Parcel Location Situs 00651 NS 174 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 7 / 28 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					 <p>FRONT OF HOUSE 6/18/2025</p>																																																																																																															
Legal Description Lat/Long: 36.92503503 -99.98703499 SEC.7-28-25 NE4 BOOK 696 PAGE 373																																																																																																																				
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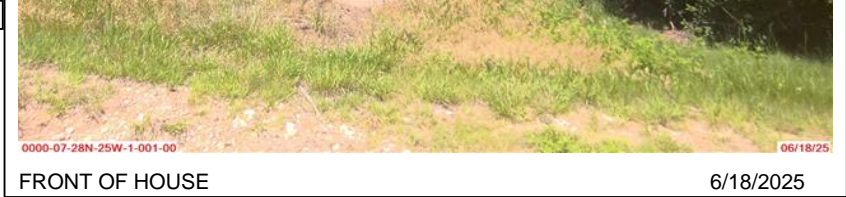
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		<p>0000-07-28N-25W-1-001-00 06/18/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,440 / 2,160
Style	100% 1 1/2 Story Finished
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	
Remodel	
Year/Eff Age	1925 / 121



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	57.00	Total Misc Impr	+ 5,539
Roofing Adj	+ 2.18	Garage Cost	+ 0
Subfloor Adj	+ 1.28	Total RCN	= 160,325
Heat/Cool Adj	+ 8.78	Depreciation (80%)	- 128,260
Plumbing Adj	+ 2.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,065
Adj Base Cost	= 71.66	Lot Value	+ 5,000
Total Area	x 2,160	Indicated Value	= 37,065
Adjusted Cost	= 154,786	Value Per SqFt	17.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,065		
Lot Value	5,000		
Indicated Value	37,065	17.16	Per SqFt
Agland Value	23,949		
Site Improvements	41,942		
Total Value	102,956	47.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	1772	32x10		320	17.31		5,539



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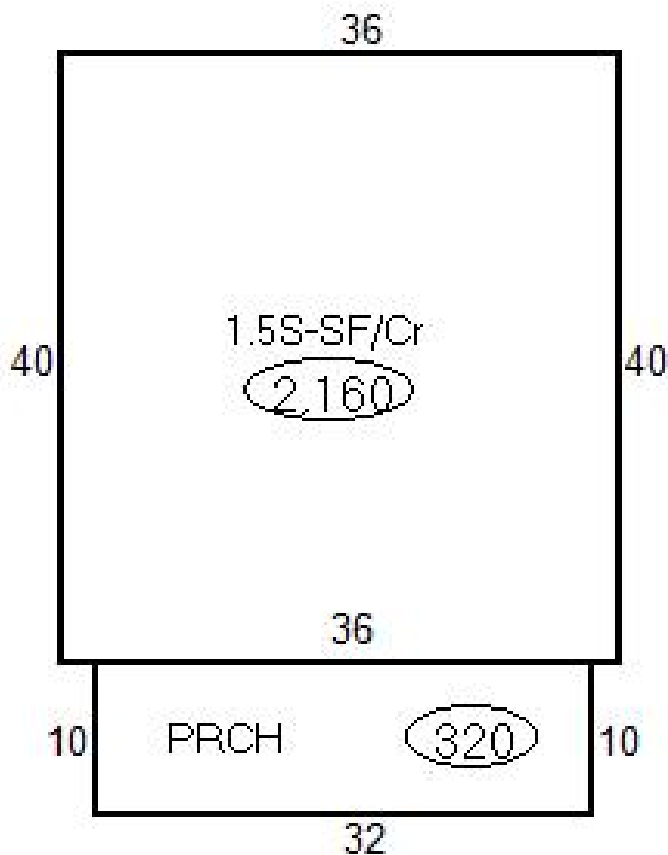
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	1,440	1.500	2,160
2	M	PRCH		20	PRCH	320	1.000	320
Total Building Area						1,440		2,160



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 1000 BU	0x0x0			1,000	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 1,000)	1,620		1,620	988	632
	BFT1	Bulk Feed Tank - Single W OF EQUIP SHED	0x0x0			30	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (71% Phys/ % Func)	RCNLD
		Base Cost (236.24 x 30)	7,087		7,087	5,032	2,055
	SHDS	Shed - Small	30x20x12		Galvanized Metal	600	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (16.71 x 600)	10,026		10,026	8,021	2,005
	SHDS	Yard Shed - Metal / Bad Shape	30x20x10		Galvanized Metal	600	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (16.53 x 600)	9,918		9,918	7,934	1,984
	UTIL	Utility Building	90x55x20	Concrete	Galvanized Metal	4,950	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD
		Base Cost (22.19 x 4,950)	109,841		109,841	75,790	34,051
	GBST	Grain Bin 3750 BU	0x0x0			3,750	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 3,750)	6,075		6,075	4,860	1,215



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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%	NP	50			14.908	160	160	2,385	2,385
MG	MANSKER-POTTER 5-20%	NP	15			47.386	48	48	2,275	2,275
SB	ST.PAUL 1-3%	NP	52			41.201	166	166	6,856	6,856
SD	SPUR LOAM	NP	70			55.504	224	224	12,433	12,433
NP Totals						159.000			23,949	23,949
Total Agland						159.000			23,949	23,949