



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:57:05  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004756 <b>Parcel ID</b> 1001-00-007-010-0-001-00 <b>Cadastral ID</b> 1001-007-010-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 13385 WAUGH, SHIRLEY JO & CHRISTIE LEA NELSON (L EST)  19159 E 10 RD BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00218 SE SECOND <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0010 / 0007 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1001-00-007-010-0-001-00_001.JPG 1/6/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.82781414 -99.62740298 BUFFALO ORIG. BLOCK 7 LOTS: 10-11-12																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	3150		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,500.00 x .30 = 3,150		
Factor Value			
Adjustments			
Lot Value	3,150		



Residential Data	
Type	6 Mobile Home 76 x 14
Condition	2 - Fair
Quality	1 - Low
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Lap
Base/Total Area	1,064 / 1,064
Style	100% Single Wide
HVAC	100% Wall Furnace 1 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	1,064
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 61

1001-00-007-010-0-001-00\_001.JPG 1/6/2023

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	39.13	Total Misc Impr	+ 0
Roofing Adj	+ 1.86	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 48,710
Heat/Cool Adj	+ 0.47	Depreciation ( 80%)	- 38,968
Plumbing Adj	+ 4.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 9,742
Adj Base Cost	= 45.78	Lot Value	+ 3,150
Total Area	x 1,064	Indicated Value	= 12,892
Adjusted Cost	= 48,710	Value Per SqFt	12.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	9,742		
Lot Value	3,150		
Indicated Value	12,892	12.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	12,892	12.12	Total Value Per SqFt

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



Harper

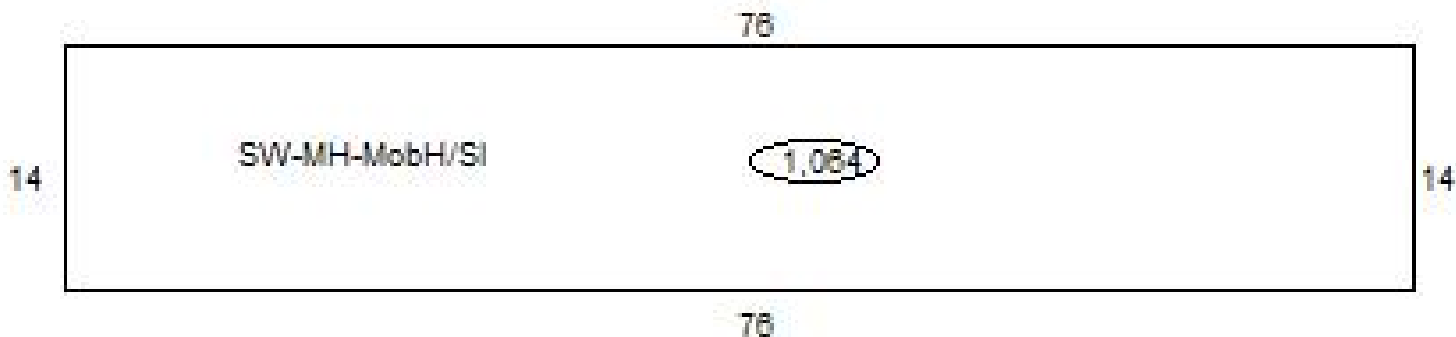
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Sketch Image

300004756



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/SI	1,064	1.000	1,064
<b>Total Building Area</b>						1,064		1,064



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value	20x20x0			400
	Qual 3	Cond 3	Year 0	Eff Age		

Valuation Summary      Modifier Total      RCN      Depr (73% Phys/ % Func)      RCNLD  
 Base Cost (0.00 x 400)