



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	300004832				<p>1001-00-023-016-0-001-00_003.JPG 1/6/2023</p>									
Parcel ID	1001-00-023-016-0-001-00													
Cadastral ID	1001-023-016-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13937													
WAUGH, MARIAN L.														
P O BOX 663 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00225 E OLIVE													
Subdivision	BUFFALO ORIG													
Lot/Block	0016 / 0023	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.96713283 -99.89585158														
BUFFALO ORIG. BLOCK 23 LOTS 16-17-18														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					494/367	WAUGH, MEREDITH, REPRESN	03/30/1994	6,000	FT					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,150	3,150	12%	378	Assessed	7,038	554.17					
Year Frozen		Improvements	56,914	55,505		6,660	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	60,064	58,655		7,038	Total Taxable	6,038	475.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004832	WAUGH, MARIAN L.	201	60,064	1000	5,833	459.00							
2024	2024-300004832	WAUGH, MARIAN L.	201	66,277	1000	5,635	459.00							
2023	2023-300004832	WAUGH, MARIAN L.	201	53,679	1000	5,441	450.00							
2022	2022-300004832	WAUGH, MARIAN L.	201	53,679	1000	5,441	448.00							
2021	2021-300004832	WAUGH, MARIAN L.	201	53,679	1000	5,441	449.00							
2020	2020-300004832	WAUGH, MARIAN L.	201	53,679	1000	5,441	448.00							
2019	2019-0004832	WAUGH, MARIAN L.	201	53,679		5,441	451.00							
2018	2018-0004832	WAUGH, MARIAN L.	201	53,679		5,441	451.00							
2017	2017-0004832	WAUGH, MARIAN L.	201	53,679		5,441	452.00							
2016	2016-0004832	WAUGH, MARIAN L.	201	53,679		5,441	463.00							
2015	2015-0004832	WAUGH, MARIAN L.	201	53,884		5,466	434.00							
2014	2014-0004832	WAUGH, MARIAN L.	201	53,884		5,466	438.00							
2013	2013-0004832	WAUGH, WILFORD D. &	201	62,195		6,213	495.00							



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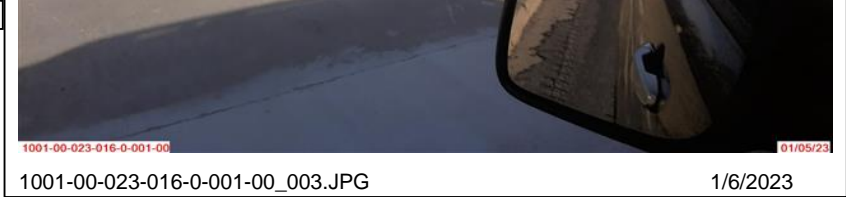
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	3150	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .30 = 3,150	
Factor Value		
Adjustments		
Lot Value	3,150	

Residential Data	
Type	1 Single Family Residence
Condition	3.2 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,488 / 1,488
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	858 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 75



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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	95.25	Total Misc Impr	+ 1,647
Roofing Adj	+ 4.55	Garage Cost	+ 27,196
Subfloor Adj	+ 0.00	Total RCN	= 208,221
Heat/Cool Adj	+ 12.33	Depreciation (74%)	- 154,083
Plumbing Adj	+ 8.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 54,138
Adj Base Cost	= 120.55	Lot Value	+ 3,150
Total Area	x 1,488	Indicated Value	= 57,288
Adjusted Cost	= 179,378	Value Per SqFt	38.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,138		
Lot Value	3,150		
Indicated Value	57,288	38.50	Per SqFt
Agland Value			
Site Improvements	1,008		
Total Value	58,296	39.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2244	7x3		21	11.02		231
PRCH	OPEN PORCH	2245	10x5		50	25.02		1,251
PATO	Slab Porch - Open	2246	5x3		15	11.02		165



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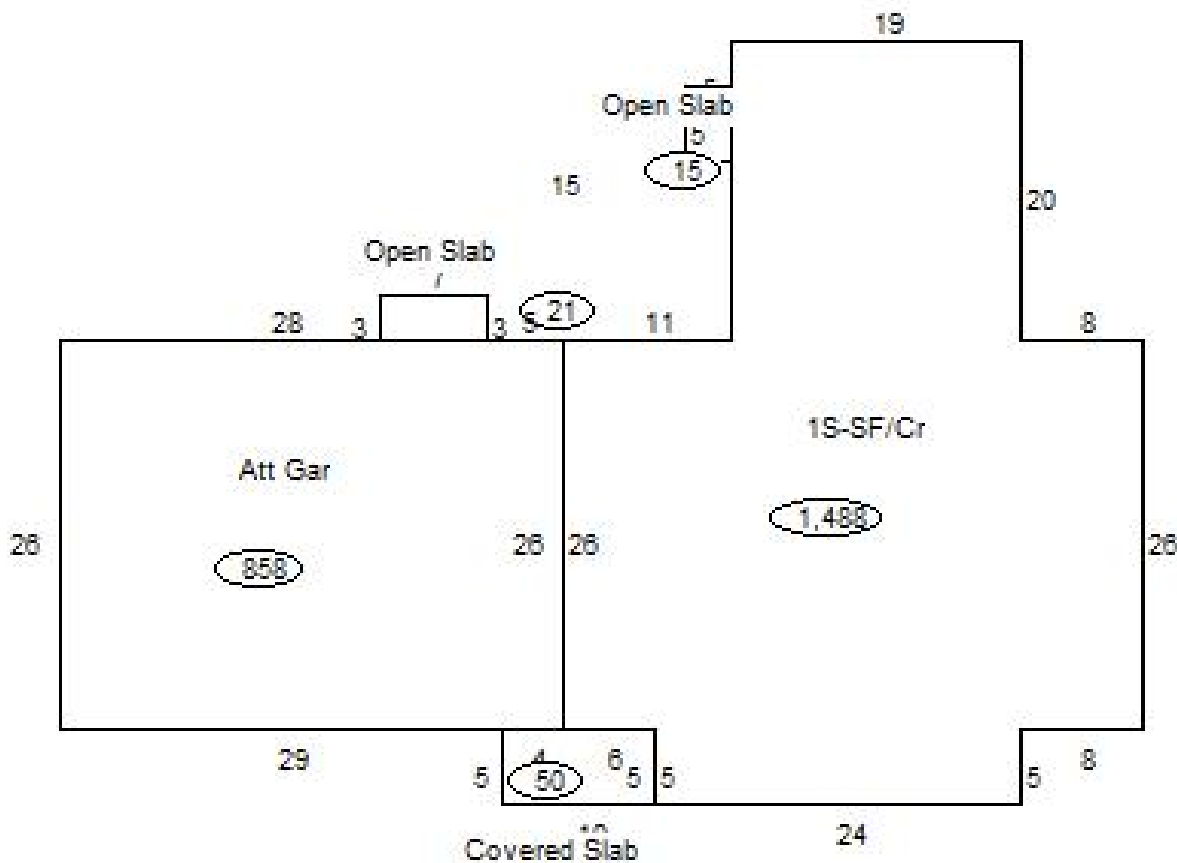
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,488	1.000	1,488
2	G	1		20	Att Gar	858	1.000	858
3	M	PATO		20	Open Slab	21	1.000	21
4	M	PRCH		20	Covered Slab	50	1.000	50
5	M	PATO		20	Open Slab	15	1.000	15
Total Building Area						1,488		1,488



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	48x26x0			1,248
	Qual	3	Cond 3	Year 1980	Eff Age 46	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.04 x 1,248)	5,042	5,042	4,034	1,008