



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:56  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005025 <b>Parcel ID</b> 1070-00-105-011-0-001-00 <b>Cadastral ID</b> 1070-105-011-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 25808 HERD FAMILY LIVING TRUST (THE) TRUSTEES: SIDNEY & SHAWNA HERD  PO BOX 423 BUFFALO OK 73834-																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00315 SW FOURTH ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0011 / 0105 <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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83407603 -99.62369625 MILLERS ADD BLOCK 105 LOTS: 11-13-15; LESS THE E 12' & S8' OF 15					<b>Building Permits</b> <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>1</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	1																																																																																																										
Number	Description	Opened	Closed	Amount																																																																																																																					
1																																																																																																																									
<b>Exemptions</b> <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						<b>Sale History</b> <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>791/340</td> <td>HERD, SHAWNA S. &amp;</td> <td>08/26/2025</td> <td></td> <td>04</td> </tr> <tr> <td>764/235</td> <td>WAUGH, LELAND</td> <td>11/17/2021</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>WAUGH, LELAND</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	791/340	HERD, SHAWNA S. &	08/26/2025		04	764/235	WAUGH, LELAND	11/17/2021	0	4	/	WAUGH, LELAND																																																																																					
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
791/340	HERD, SHAWNA S. &	08/26/2025		04																																																																																																																					
764/235	WAUGH, LELAND	11/17/2021	0	4																																																																																																																					
/	WAUGH, LELAND																																																																																																																								
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 2,121</td> <td>2,121</td> <td>12%</td> <td>255</td> <td>Assessed</td> <td>1,729</td> <td>136.14</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 14,537</td> <td>12,283</td> <td></td> <td>1,474</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 16,658</td> <td>14,404</td> <td></td> <td>1,729</td> <td>Total Taxable</td> <td>1,729</td> <td>136.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2022	Land Value 2,121	2,121	12%	255	Assessed	1,729	136.14	Year Frozen		Improvements 14,537	12,283		1,474	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 16,658	14,404		1,729	Total Taxable	1,729	136.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2022	Land Value 2,121	2,121	12%	255	Assessed	1,729	136.14																																																																																																																	
Year Frozen		Improvements 14,537	12,283		1,474	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 16,658	14,404		1,729	Total Taxable	1,729	136.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005025</td><td>HERD FAMILY LIVING TRUST (THE)</td><td>201</td><td>16,658</td><td>0</td><td>1,647</td><td>130.00</td></tr> <tr><td>2024</td><td>2024-300005025</td><td>HERD, SHAWNA SUE</td><td>201</td><td>17,303</td><td>0</td><td>1,568</td><td>128.00</td></tr> <tr><td>2023</td><td>2023-300005025</td><td>HERD, SHAWNA SUE</td><td>201</td><td>14,430</td><td>0</td><td>1,494</td><td>124.00</td></tr> <tr><td>2022</td><td>2022-300005025</td><td>HERD, SHAWNA SUE</td><td>201</td><td>11,852</td><td>0</td><td>1,423</td><td>117.00</td></tr> <tr><td>2021</td><td>2021-300005025</td><td>WAUGH, LELAND</td><td>201</td><td>11,852</td><td>0</td><td>1,423</td><td>117.00</td></tr> <tr><td>2020</td><td>2020-300005025</td><td>WAUGH, LELAND</td><td>201</td><td>11,852</td><td>0</td><td>1,423</td><td>117.00</td></tr> <tr><td>2019</td><td>2019-0005025</td><td>WAUGH, LELAND</td><td>201</td><td>11,852</td><td></td><td>1,423</td><td>118.00</td></tr> <tr><td>2018</td><td>2018-0005025</td><td>WAUGH, LELAND</td><td>201</td><td>9,465</td><td></td><td>1,136</td><td>94.00</td></tr> <tr><td>2017</td><td>2017-0005025</td><td>WAUGH, LELAND</td><td>201</td><td>9,465</td><td></td><td>1,136</td><td>94.00</td></tr> <tr><td>2016</td><td>2016-0005025</td><td>WAUGH, LELAND</td><td>201</td><td>9,465</td><td></td><td>1,136</td><td>97.00</td></tr> <tr><td>2015</td><td>2015-0005025</td><td>WAUGH, LELAND</td><td>201</td><td>9,465</td><td></td><td>1,136</td><td>90.00</td></tr> <tr><td>2014</td><td>2014-0005025</td><td>WAUGH, LELAND</td><td>201</td><td>9,465</td><td></td><td>1,136</td><td>91.00</td></tr> <tr><td>2013</td><td>2013-0005025</td><td>WAUGH, LELAND</td><td>201</td><td>9,465</td><td></td><td>1,136</td><td>90.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005025	HERD FAMILY LIVING TRUST (THE)	201	16,658	0	1,647	130.00	2024	2024-300005025	HERD, SHAWNA SUE	201	17,303	0	1,568	128.00	2023	2023-300005025	HERD, SHAWNA SUE	201	14,430	0	1,494	124.00	2022	2022-300005025	HERD, SHAWNA SUE	201	11,852	0	1,423	117.00	2021	2021-300005025	WAUGH, LELAND	201	11,852	0	1,423	117.00	2020	2020-300005025	WAUGH, LELAND	201	11,852	0	1,423	117.00	2019	2019-0005025	WAUGH, LELAND	201	11,852		1,423	118.00	2018	2018-0005025	WAUGH, LELAND	201	9,465		1,136	94.00	2017	2017-0005025	WAUGH, LELAND	201	9,465		1,136	94.00	2016	2016-0005025	WAUGH, LELAND	201	9,465		1,136	97.00	2015	2015-0005025	WAUGH, LELAND	201	9,465		1,136	90.00	2014	2014-0005025	WAUGH, LELAND	201	9,465		1,136	91.00	2013	2013-0005025	WAUGH, LELAND	201	9,465		1,136	90.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005025	HERD FAMILY LIVING TRUST (THE)	201	16,658	0	1,647	130.00																																																																																																																		
2024	2024-300005025	HERD, SHAWNA SUE	201	17,303	0	1,568	128.00																																																																																																																		
2023	2023-300005025	HERD, SHAWNA SUE	201	14,430	0	1,494	124.00																																																																																																																		
2022	2022-300005025	HERD, SHAWNA SUE	201	11,852	0	1,423	117.00																																																																																																																		
2021	2021-300005025	WAUGH, LELAND	201	11,852	0	1,423	117.00																																																																																																																		
2020	2020-300005025	WAUGH, LELAND	201	11,852	0	1,423	117.00																																																																																																																		
2019	2019-0005025	WAUGH, LELAND	201	11,852		1,423	118.00																																																																																																																		
2018	2018-0005025	WAUGH, LELAND	201	9,465		1,136	94.00																																																																																																																		
2017	2017-0005025	WAUGH, LELAND	201	9,465		1,136	94.00																																																																																																																		
2016	2016-0005025	WAUGH, LELAND	201	9,465		1,136	97.00																																																																																																																		
2015	2015-0005025	WAUGH, LELAND	201	9,465		1,136	90.00																																																																																																																		
2014	2014-0005025	WAUGH, LELAND	201	9,465		1,136	91.00																																																																																																																		
2013	2013-0005025	WAUGH, LELAND	201	9,465		1,136	90.00																																																																																																																		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:00:56  
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 2121</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 4 BUFFALO ORIGMILLERS</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 7,068.50 x .30 = 2,121</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,121</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 17,911</p> <p>Total Improvement Value 17,911</p> <p>Land Value 2,121</p> <p>Cost Approach Value 20,032</p>	<p>Image ID 17568</p> <p>Image Date 3/2/2022</p> <p>Name 5025_1.JPG</p> <p>Description 1</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 17,911</p> <p>Land Value 2,121</p> <p>Total Appraised Value 20,032</p>	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

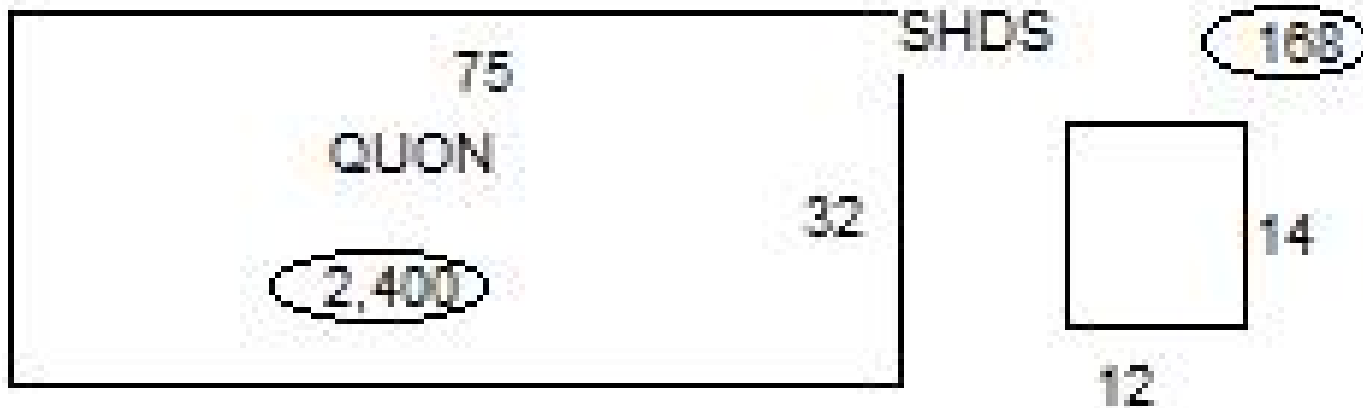
Date 02/06/2026

Time 07:00:56

Page 3

Sketch Image

300005025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	QUON		50	QUON	2,400	1.000	2,400
2	O	SHDS		40	SHDS	168	1.000	168

Total Building Area



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor




Date 02/06/2026

Time 07:00:56

Page 4

300005025

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x12x8	Base	Formed Metal	168
	Qual 3	Cond 3	Year 2019	Eff Age 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.51 x 168)			3,614	1,156		2,458
	QUON	Quonset - Round Top	75x32x16	Concrete	Galvanized Metal	2,400
	Qual 3	Cond 3	Year 2000	Eff Age 26		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (12.49 x 2,400)			29,976	14,988		14,988
	PACN	Paving - Concrete Drive North	40x14x0			560
	Qual 3	Cond 3	Year 1970	Eff Age 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.15 x 560)			2,324	1,859		465
<b>Total Site Improvement Value</b>						<b>17,911</b>