



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:01:51
Page 1

Assessment Data					Primary Image									
Account	300005087													
Parcel ID	1070-00-112-014-0-001-00													
Cadastral ID	1070-112-014-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13480													
WAUGH, SHIRLEY JO														
19159 E 10 RD														
BUFFALO OK 73834-0000														
Parcel Location														
Situs	00218 SW FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0014 / 0112	Parcel Size	6 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description														
Lat/Long: 36.83836479 -99.63243415														
MILLERS ADD BLOCK 112 LOTS 14-16-18-20-22-24														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
589/47	BULLARD ETALS	12/05/2003	26,000	Q										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,288	5,288	12%	635	Assessed	6,056	476.85					
Year Frozen		Improvements	45,175	45,175		5,421	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	50,463	50,463		6,056	Total Taxable	6,056	477.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005087	WAUGH, SHIRLEY JO	201	50,463	0	6,056	477.00							
2024	2024-300005087	WAUGH, SHIRLEY JO	201	53,527	0	6,171	503.00							
2023	2023-300005087	WAUGH, SHIRLEY JO	201	48,971	0	5,877	486.00							
2022	2022-300005087	WAUGH, SHIRLEY JO	201	46,902	0	5,629	463.00							
2021	2021-300005087	WAUGH, SHIRLEY JO	201	46,902	0	5,629	465.00							
2020	2020-300005087	WAUGH, SHIRLEY JO	201	46,902	0	5,629	463.00							
2019	2019-0005087	WAUGH, SHIRLEY JO	201	46,902		5,629	467.00							
2018	2018-0005087	WAUGH, SHIRLEY JO	201	46,902		5,629	467.00							
2017	2017-0005087	WAUGH, SHIRLEY JO	201	46,902		5,629	468.00							
2016	2016-0005087	SHUMAN, HAROLD J.	201	46,902		5,438	463.00							
2015	2015-0005087	SHUMAN, HAROLD J.	201	47,066		4,180	332.00							
2014	2014-0005087	SHUMAN, HAROLD J.	201	47,066		4,029	323.00							
2013	2013-0005087	SHUMAN, HAROLD J.	201	60,892		3,882	309.00							



Harper

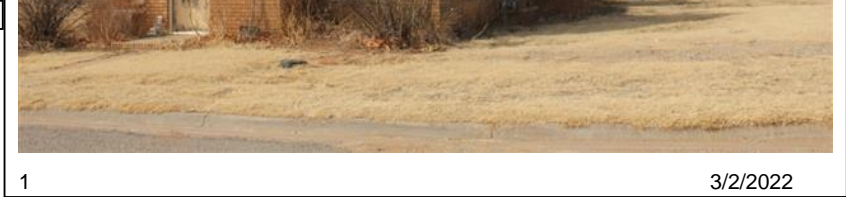
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:51
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	5288	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,628.00 x .30 = 5,288	
Factor Value		
Adjustments		
Lot Value	5,288	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,480 / 1,480
Style	100% One Story
HVAC	100% Warmed & Cooled Air 100% Warmed & Coc
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	754 Total, 754 Partition
Garage Type	651 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1930 / 96



1 3/2/2022

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	90.94	Total Misc Impr	+ 431
Roofing Adj	+ 3.97	Garage Cost	+ 21,891
Subfloor Adj	+ 0.00	Total RCN	= 230,691
Heat/Cool Adj	+ 21.54	Depreciation (80%)	- 184,553
Plumbing Adj	+ 4.31	Lump Sums	+ 0
Basement Adj	+ 20.03	RCNLD	= 46,138
Adj Base Cost	= 140.79	Lot Value	+ 5,288
Total Area	x 1,480	Indicated Value	= 51,426
Adjusted Cost	= 208,369	Value Per SqFt	34.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,138		
Lot Value	5,288		
Indicated Value	51,426	34.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	51,426	34.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2767	6x4		24	9.78		235
PATO	Slab Porch - Open	2768	5x4		20	9.78		196



Harper

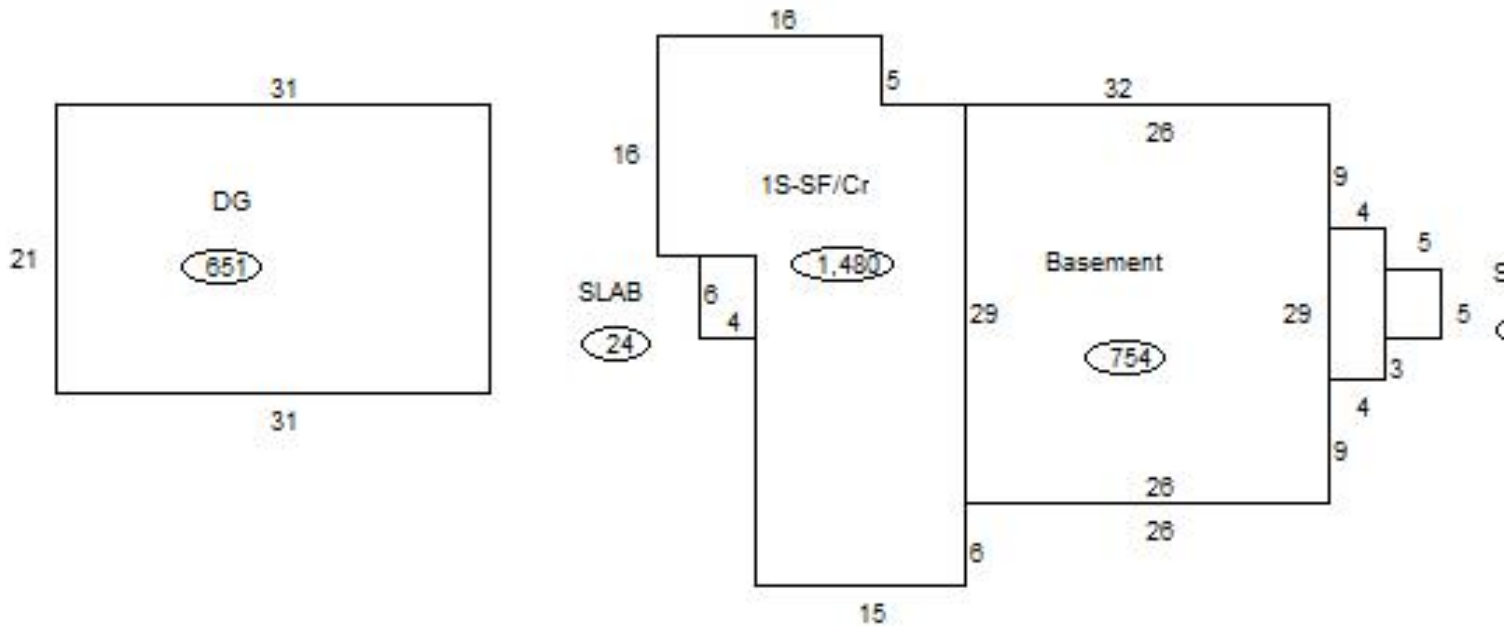
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:01:51
 Page 3

Sketch Image

300005087



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,480	1.000	1,480
2	M	PATO		20	SLAB	24	1.000	24
3	M	PATO		20	SLAB	20	1.000	20
4	G	2		20	DG	651	1.000	651
5	B	1		20	Basement	754	1.000	754
Total Building Area						1,480		1,480