




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:04:22
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Assessment Data					Primary Image				
Account	300005272				 <p>FRONT SOUTH 2/11/2025</p>				
Parcel ID	1070-00-151-017-0-001-00								
Cadastral ID	1070-151-017-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	13480								
WAUGH, SHIRLEY JO									
19159 E 10 RD									
BUFFALO OK 73834-0000									
Parcel Location									
Situs	00109 N HOY ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0017 / 0151	Parcel Size	3 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description									
MILLER'S ADD BLOCK 151 LOT 17-19-21									
Lat/Long: 36.83559649 -99.63073442									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
648/324	ADAMS, MIKE G. AND	03/12/2009	32,000	08					
509/640	HALE, WALDO W., ETAL	10/02/1995	2,500	U					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	6,000	6,000	12%	720	Assessed	5,999 472.36	
Year Frozen		Improvements	44,041	43,988		5,279	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	50,041	49,988		5,999	Total Taxable	5,999 472.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300005272	WAUGH, SHIRLEY JO	201	50,041	0	5,713	450.00		
2024	2024-300005272	WAUGH, SHIRLEY JO	201	49,969	0	5,441	443.00		
2023	2023-300005272	WAUGH, SHIRLEY JO	201	47,868	0	5,182	429.00		
2022	2022-300005272	WAUGH, SHIRLEY JO	201	41,126	0	4,935	406.00		
2021	2021-300005272	WAUGH, SHIRLEY JO	201	41,227	0	4,947	408.00		
2020	2020-300005272	WAUGH, SHIRLEY JO	201	41,227	0	4,947	407.00		
2019	2019-0005272	WAUGH, SHIRLEY JO	201	43,837		5,260	436.00		
2018	2018-0005272	WAUGH, SHIRLEY JO	201	46,278		5,146	427.00		
2017	2017-0005272	WAUGH, SHIRLEY JO	201	48,198		4,901	407.00		
2016	2016-0005272	SHUMAN, HAROLD JAY	201	51,714		4,668	397.00		
2015	2015-0005272	SHUMAN, HAROLD JAY	201	52,510		4,445	353.00		
2014	2014-0005272	SHUMAN, HAROLD JAY	201	55,296		4,233	339.00		
2013	2013-0005272	SHUMAN, HAROLD JAY	201	79,623		4,032	321.00		

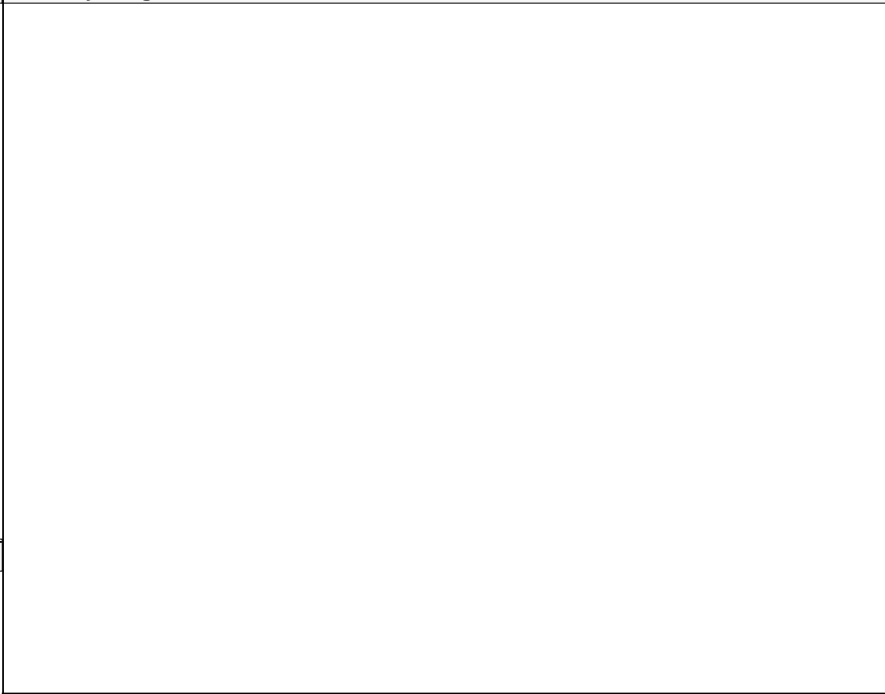


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Lot Data	Primary Image
<p>Lot Size 75 x 100</p> <p>Lot Count</p> <p>Units Buildable 6000</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 7,500.00 x .80 = 6,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,000</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 2,288</p> <p>Total Base Value 201,596</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 201,596</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 40,319</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 40,319</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,422</p> <p>Total Improvement Value 41,741</p> <p>Land Value 6,000</p> <p>Cost Approach Value 47,741 20.87/SqFt</p>	<p>Image Information</p> <p>Image ID 31636</p> <p>Image Date 2/11/2025</p> <p>Name 001.JPG</p> <p>Description FRONT SOUTH</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 1,422</p> <p>Land Value 6,000</p> <p>Total Appraised Value 47,741 20.87/SqFt</p>



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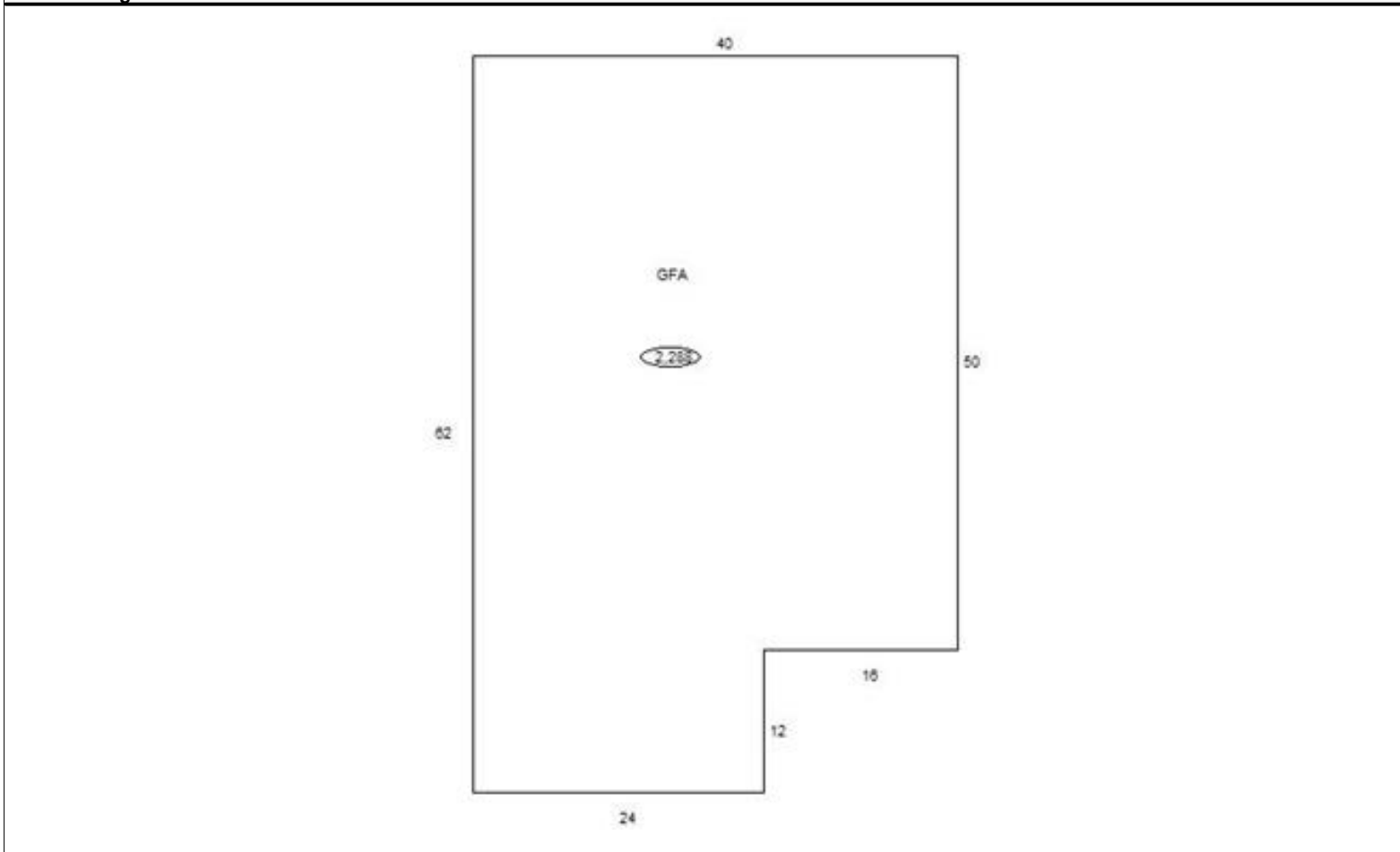
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		13	GFA-528	2,288	1.000	2,288
Total Building Area						2,288		2,288



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Account 300005272
Parcel ID 1070-00-151-017-0-001-00
Cadastral ID 1070-151-017-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name WAUGH, SHIRLEY JO

Building Data

Building ID 89
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,288
Average Perimeter 204
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1995
Effective Age 31
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
Heating/Cooling 11 - Radiant Space Heaters
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description VI AREA 3
Base Cost 48.84
Wall Cost 32.50
HVAC Cost 6.77
Basement Cost 0.00
Total Base Cost 88.11
Total Area 2,288
Base RCN 201,596
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 201,596
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (161,277)
Total RCNLD 40,319
Lump Sums
Total Building Value 40,319 \$ 17.62 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	60x30x0	Concrete		1,800
	Qual	3	Cond 3	Year 1995	Eff Age 31	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (3.95 x 1,800)		7,110	5,688	1,422
Total Site Improvement Value						1,422