



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:05:06
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| Assessment Data | | | | | Primary Image | | | | | | | | | |
|---|-------------------------------|---------------------------|----------|-------------|---------------|-------------|---------------|---------------|------------|--|--|--|--|--|
| Account | 300005321 | | | | | | | | | | | | | |
| Parcel ID | 1070-00-167-009-0-001-00 | | | | | | | | | | | | | |
| Cadastral ID | 1070-167-009-00-0-001-00 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | UR | VI Area | 3 | | | | | | | | | | | |
| Tax Area | 201 - 4T-BUFFALO-C | | | | | | | | | | | | | |
| Name ID | 13487 | | | | | | | | | | | | | |
| WAUGH, GLEN A. REV. TRUST | | | | | | | | | | | | | | |
| P O BOX 614 BUFFALO OK 73834-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 00213 NW SECOND ST | | | | | | | | | | | | | |
| Subdivision | MILLER'S ADDN | | | | | | | | | | | | | |
| Lot/Block | 0009 / 0167 | Parcel Size | 4 - Lots | | | | | | | | | | | |
| Sec/Twn/Rng | / / / | | | | | | | | | | | | | |
| Neighborhood | 100100 - BUFFALO ORIG/MILLERS | | | | | | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | | | | | | | | | | |
| HOUSE 2/11/2025 | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.83091792 -99.62880289 | | | | | | | | | | | | | | |
| MILLERS ADD. BLOCK 167 LOTS 9-11-13-15 BOOK 610 PAGE 647 | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | |
| Remove Cap | | Land Value | 3,525 | 3,324 | 12% | 399 | Assessed | 4,807 | 378.50 | | | | | |
| Year Frozen | | Improvements | 44,996 | 36,734 | | 4,408 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -79.00 | | | | | |
| TIF Project ID | 0 | Total Value | 48,521 | 40,058 | | 4,807 | Total Taxable | 3,807 | 300.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | |
| 2025 | 2025-300005321 | WAUGH, GLEN A. REV. TRUST | | | 201 | 48,521 | 1000 | 3,667 | 289.00 | | | | | |
| 2024 | 2024-300005321 | WAUGH, GLEN A. REV. TRUST | | | 201 | 53,699 | 1000 | 3,531 | 288.00 | | | | | |
| 2023 | 2023-300005321 | WAUGH, GLEN A. REV. TRUST | | | 201 | 50,869 | 1000 | 3,400 | 281.00 | | | | | |
| 2022 | 2022-300005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 42,511 | 1000 | 3,271 | 269.00 | | | | | |
| 2021 | 2021-300005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 40,505 | 1000 | 3,147 | 260.00 | | | | | |
| 2020 | 2020-300005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 40,505 | 1000 | 3,026 | 249.00 | | | | | |
| 2019 | 2019-0005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 40,505 | | 2,908 | 241.00 | | | | | |
| 2018 | 2018-0005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 40,505 | | 2,795 | 232.00 | | | | | |
| 2017 | 2017-0005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 40,505 | | 2,685 | 223.00 | | | | | |
| 2016 | 2016-0005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 40,505 | | 2,577 | 219.00 | | | | | |
| 2015 | 2015-0005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 40,651 | | 2,473 | 196.00 | | | | | |
| 2014 | 2014-0005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 40,651 | | 2,371 | 190.00 | | | | | |
| 2013 | 2013-0005321 | WAUGH, GLEN A. (TRUST) | | | 201 | 50,153 | | 2,274 | 181.00 | | | | | |



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| Lot Data | Square-Foot - BUFFALO ORIGMILLERS | Primary Image |
|-----------------|-----------------------------------|---------------|
| Lot Size | 100 x 117.5 | |
| Lot Count | | |
| Units Buildable | 3525 | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | |
| Method | Square-Foot | |
| Base Lot Value | 11,750.00 x .30 = 3,525 | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | 3,525 | |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3.25 - Average |
| Quality | 3.75 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 1,628 / 1,628 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 6 / |
| Bed/F/H Bath | 2 / 1.0 / |
| Basement Area | 192 Total, 192 Partition |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1940 / 82 |

HOUSE 2/11/2025

| GRM Approach |
|----------------------------|
| GRM Code |
| Gross Rent Indicated Value |

| Multiple Regression |
|----------------------------|
| MRA Code |
| Adjusted 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 | 88.05 | Total Misc Impr | + 4,493 |
| Roofing Adj | + 4.74 | Garage Cost | + |
| Subfloor Adj | + 0.00 | Total RCN | = 199,446 |
| Heat/Cool Adj | + 13.12 | Depreciation (78%) | - 155,568 |
| Plumbing Adj | + 5.62 | Lump Sums | + 0 |
| Basement Adj | + 8.22 | RCNLD | = 43,878 |
| Adj Base Cost | = 119.75 | Lot Value | + 3,525 |
| Total Area | x 1,628 | Indicated Value | = 47,403 |
| Adjusted Cost | = 194,953 | Value Per SqFt | 29.12 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 43,878 | | |
| Lot Value | 3,525 | | |
| Indicated Value | 47,403 | 29.12 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 2,440 | | |
| Total Value | 49,843 | 30.62 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| RSPC | Raised Slab Porch - Covered | 3136 | 12x7 | 1940 | 84 | 46.00 | | 3,864 |
| PRCH | Porch | 3137 | 6x4 | 1940 | 24 | 26.20 | | 629 |



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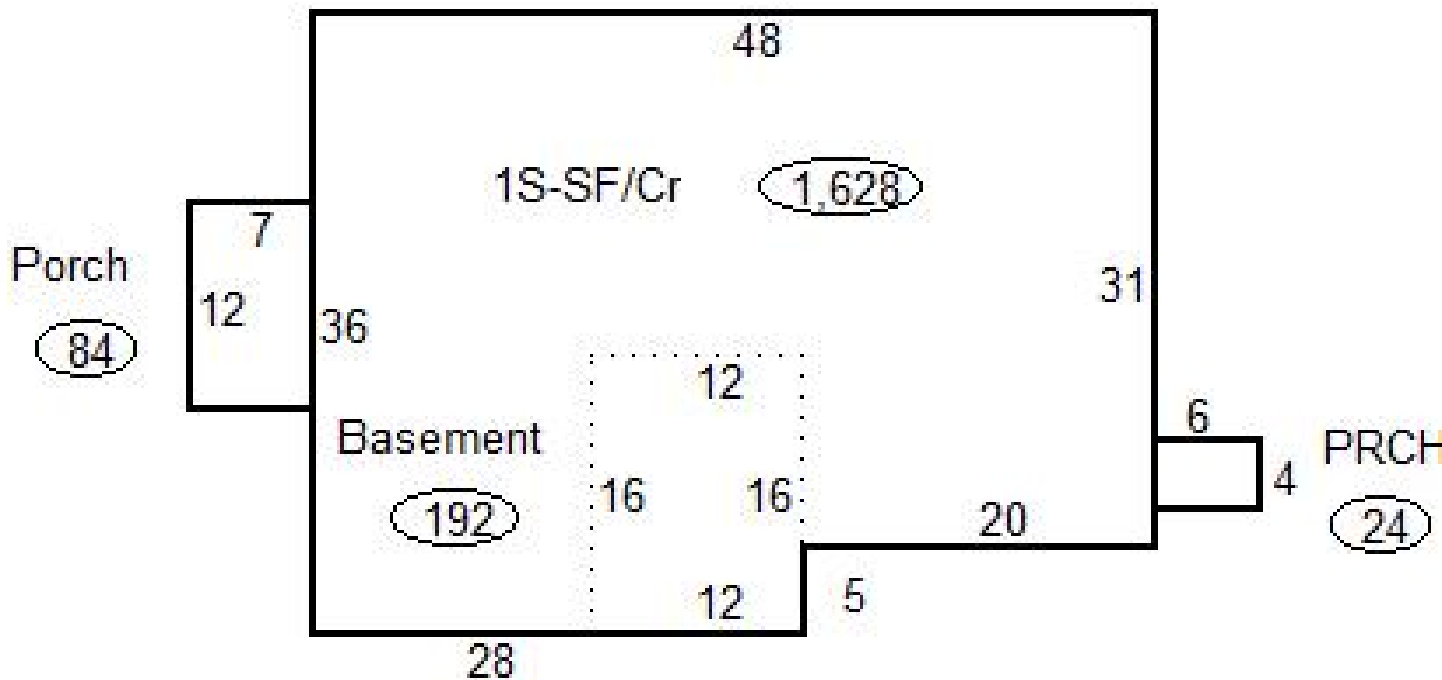
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Sketch Image

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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 | 1,628 | 1.000 | 1,628 |
| 2 | M | RSPC | | 20 | Porch | 84 | 1.000 | 84 |
| 3 | M | PRCH | | 20 | PRCH | 24 | 1.000 | 24 |
| 4 | B | 1 | | 20 | Basement | 192 | 1.000 | 192 |
| Total Building Area | | | | | | 1,628 | | 1,628 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|----------------|--------------------------|--------------------------------|-----------------------|------------|--------------------------------|--------------|-------|
| | CPDT | Carport - Detached / BY GARAGE | 20x10x6 | Dirt | Galvanized Metal | 200 | |
| | Qual | 3 | Cond 3 | Year 1980 | Eff Age 46 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD | |
| | Base Cost (4.56 x 200) | | 912 | | 912 | 730 | 182 |
| | PACN | Paving - Concrete / SIDEWALK | 25x5x0 | Concrete | | 125 | |
| | Qual | 3 | Cond 3 | Year 1940 | Eff Age 86 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD | |
| | Base Cost (6.71 x 125) | | 839 | | 839 | 671 | 168 |
| | GRDT | Garage - Detached | 18x18x6 | Dirt | Galvanized Metal | 324 | |
| | Qual | 2.5 | Cond 2.5 | Year 1940 | Eff Age 95 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD | |
| | Base Cost (32.26 x 324) | | 10,452 | | 10,452 | 8,362 | 2,090 |