



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:05:12  
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Assessment Data				Primary Image					
Account	300005329								
Parcel ID	1070-00-168-013-0-001-00								
Cadastral ID	1070-168-013-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	13385								
WAUGH, SHIRLEY JO & CHRISTIE LEA NELSON (L EST)									
19159 E 10 RD BUFFALO OK 73834-0000									
Parcel Location									
Situs	00210 N HOY ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0013 / 0168	Parcel Size	4 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.83804601 -99.63051961				STORE FRONT 2/11/2025					
MILLERS ADD. BLOCK 168 LOTS 13-14-15-16				Building Permits					
				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	9,400	9,400	12%	1,128	Assessed	7,402	582.83
Year Frozen		Improvements	94,347	52,287		6,274	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	103,747	61,687		7,402	Total Taxable	7,402	583.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005329	WAUGH, SHIRLEY JO &			201	103,747	0	7,050	555.00
2024	2024-300005329	WAUGH, SHIRLEY JO &			201	101,848	0	6,714	547.00
2023	2023-300005329	WAUGH, SHIRLEY JO &			201	65,696	0	6,395	529.00
2022	2022-300005329	WAUGH, SHIRLEY JO &			201	50,752	0	6,090	501.00
2021	2021-300005329	WAUGH, SHIRLEY JO &			201	55,355	0	6,643	548.00
2020	2020-300005329	WAUGH, SHIRLEY JO &			201	55,355	0	6,643	547.00
2019	2019-0005329	WAUGH, SHIRLEY JO &			201	58,759		7,051	584.00
2018	2018-0005329	WAUGH, SHIRLEY JO &			201	58,759		7,051	585.00
2017	2017-0005329	WAUGH, SHIRLEY JO &			201	57,285		6,874	572.00
2016	2016-0005329	SHUMAN, HAROLD J.			201	57,285		6,874	585.00
2015	2015-0005329	SHUMAN, HAROLD J.			201	57,047		6,846	543.00
2014	2014-0005329	SHUMAN, HAROLD J.			201	55,510		6,661	534.00
2013	2013-0005329	SHUMAN, HAROLD J.			201	84,557		7,113	567.00



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable	9400		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	7 BUFFALOMILLERS COM		
Value Method	Square-Foot		
Base Lot Value	11,750.00 x .80 =	9,400	
Factor Value	0		
Adjustments			
Lot Value	9,400		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	31826
Total Building Area	4,110	Image Date	2/11/2025
Total Base Value	316,676	Name	001.JPG
Modifier Value		Description	STORE FRONT
Misc Improvements			
Replacement Cost New	316,676		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	85,503		
Economic Depreciation			
RCNLD (All Sources)	85,503		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	85,503		
Land Value	9,400		
Cost Approach Value	94,903	23.09/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	9,400
Effective Gross Income (EGI)		Total Appraised Value	94,903 23.09/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Sketch Image

300005329



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	353	4,110	1.000	4,110
<b>Total Building Area</b>						4,110		4,110



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Account 300005329  
Parcel ID 1070-00-168-013-0-001-00  
Cadastral ID 1070-168-013-00-0-001-00

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

### Building Data

Building ID 100  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,110  
Average Perimeter 294  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1970  
Effective Age 41  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3.65 - Average  
Condition 3.7 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
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 001.JPG  
Image Date 2/11/2025  
Image Name 001.JPG  
Description STORE FRONT

### Cost Calculations

Appraisal Zone 3  
Zone Description VI AREA 3  
Base Cost 62.40  
Wall Cost 14.65  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 77.05  
Total Area 4,110  
Base RCN 316,676  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 316,676  
Physical Depreciation 73%  
Functional Depreciation  
Total Depreciation 73% (231,173)  
Total RCNLD 85,503  
Lump Sums  
Total Building Value 85,503 \$ 20.80 Per SqFt