



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data				Primary Image						
Account	300005331									
Parcel ID	1070-00-168-018-0-001-00									
Cadastral ID	1070-168-018-00-0-001-00									
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	00204 N HOY ST									
Subdivision	MILLER'S ADDN									
Lot/Block	0018 / 0168	Parcel Size	4 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	100100 - BUFFALO ORIG/MILLERS									
School District	4-BUFFAL - 4-BUFFALO									
Legal Description Lat/Long: 36.83555256 -99.63117589				BUILDING 2/11/2025						
MILLERS ADD. BLOCK 168 LOTS 18-20-22-24				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	8,000	7,285	12%	874	Assessed	2,613	205.75	
Year Frozen		Improvements	21,259	14,497		1,739	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	29,259	21,782		2,613	Total Taxable	2,613	206.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005331	WAUGH, SHIRLEY JO &			201	29,259	0	2,490	196.00	
2024	2024-300005331	WAUGH, SHIRLEY JO &			201	29,245	0	2,371	193.00	
2023	2023-300005331	WAUGH, SHIRLEY JO &			201	26,004	0	2,258	187.00	
2022	2022-300005331	WAUGH, SHIRLEY JO &			201	22,450	0	2,150	177.00	
2021	2021-300005331	WAUGH, SHIRLEY JO &			201	22,258	0	2,049	169.00	
2020	2020-300005331	WAUGH, SHIRLEY JO &			201	22,258	0	1,951	161.00	
2019	2019-0005331	WAUGH, SHIRLEY JO &			201	23,238		1,859	154.00	
2018	2018-0005331	WAUGH, SHIRLEY JO &			201	23,238		1,769	147.00	
2017	2017-0005331	WAUGH, SHIRLEY JO &			201	20,308		1,685	140.00	
2016	2016-0005331	SHUMAN, HAROLD J.,			201	20,308		1,605	137.00	
2015	2015-0005331	SHUMAN, HAROLD J.,			201	19,278		1,528	121.00	
2014	2014-0005331	SHUMAN, HAROLD J.,			201	18,948		1,457	117.00	
2013	2013-0005331	SHUMAN, HAROLD J.,			201	30,956		1,386	110.00	



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Lot Data	Primary Image																																						
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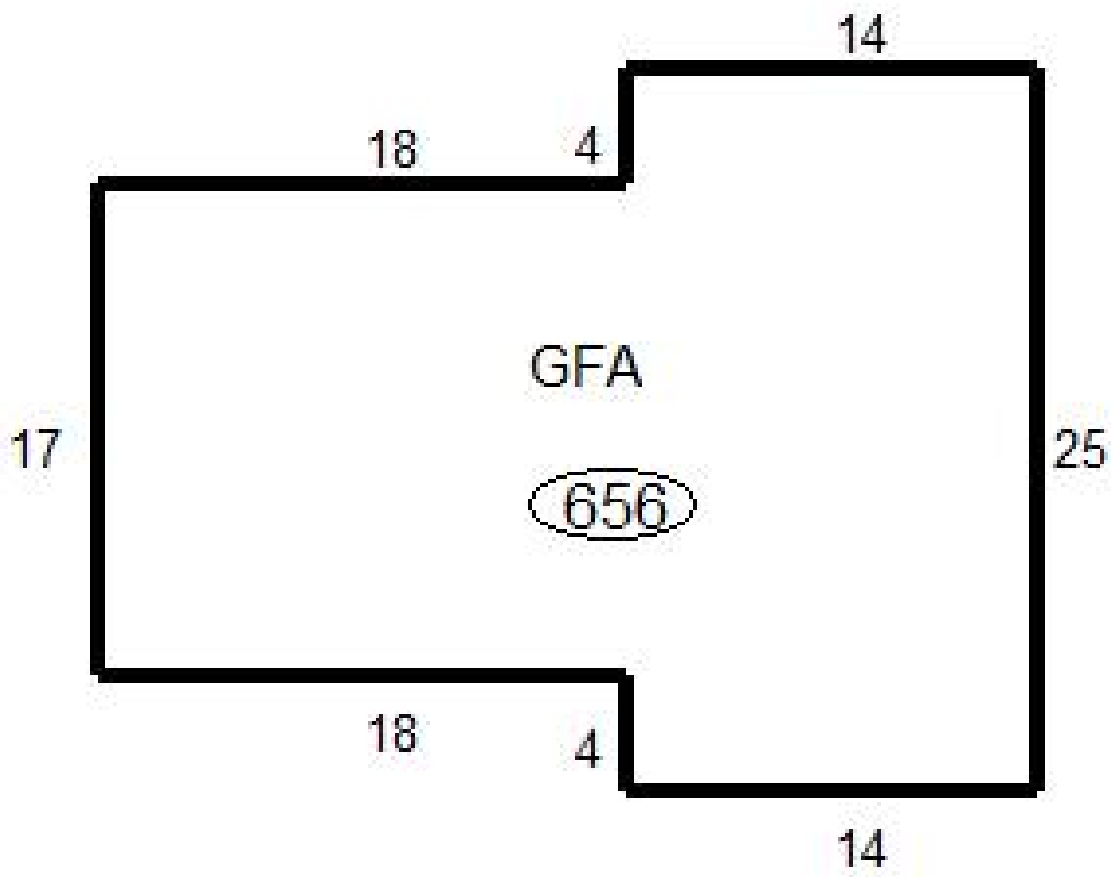
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	408		13	GFA-408	656	1.000	656
<b>Total Building Area</b>						656		656



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Account 300005331  
Parcel ID 1070-00-168-018-0-001-00  
Cadastral ID 1070-168-018-00-0-001-00

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

### Building Data

Building ID 101  
Building Sequence 1  
Occupancy 1 408 Service Station 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 656  
Average Perimeter 114  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1935  
Effective Age 127  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 1 - Low  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Composition

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 BUILDING

### Cost Calculations

Appraisal Zone 3  
Zone Description VI AREA 3  
Base Cost 58.25  
Wall Cost 91.61  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 149.86  
Total Area 656  
Base RCN 98,308  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 98,308  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (78,646)  
Total RCNLD 19,662  
Lump Sums  
Total Building Value 19,662 \$ 29.97 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	23x75x0	Concrete		1,725
	Qual	3	Cond 3	Year 1935	Eff Age 91	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.97 x 1,725)		6,848	5,478	1,370
<b>Total Site Improvement Value</b>						<b>1,370</b>