




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:05:15
 Page 1

Assessment Data					Primary Image																																																																																																																			
Account 300005332 Parcel ID 1070-00-168-019-0-001-00 Cadastral ID 1070-168-019-00-0-001-00 Property Type REAL - Real Property Property Class UR 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 00203 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0019 / 0168 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>FRONT OF HOUSE 2/11/2025</p>																																																																																																																			
Legal Description Lat/Long: 36.83572887 -99.63187434 MILLERS ADD. BLOCK 168 LOTS W 95' 19-21-23																																																																																																																								
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																																
Code	Type	Active	Maximum	Exemption																																																																																																																				
Number	Description	Opened	Closed	Amount																																																																																																																				
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value 2,138</td> <td>2,138</td> <td>12%</td> <td>257</td> <td>Assessed</td> <td>1,528</td> <td>120.31</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 21,417</td> <td>10,588</td> <td></td> <td>1,271</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 23,555</td> <td>12,726</td> <td></td> <td>1,528</td> <td>Total Taxable</td> <td>1,528</td> <td>120.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 2,138	2,138	12%	257	Assessed	1,528	120.31	Year Frozen		Improvements 21,417	10,588		1,271	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 23,555	12,726		1,528	Total Taxable	1,528	120.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>650/589</td> <td>DREW, MARTY LEE AND</td> <td>06/16/2009</td> <td>7,500</td> <td>21</td> </tr> <tr> <td>572/758</td> <td>BENTLEY, WILLIS L. ETUX</td> <td>04/17/2002</td> <td>7,500</td> <td>U</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	650/589	DREW, MARTY LEE AND	06/16/2009	7,500	21	572/758	BENTLEY, WILLIS L. ETUX	04/17/2002	7,500	U																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																
Remove Cap		Land Value 2,138	2,138	12%	257	Assessed	1,528	120.31																																																																																																																
Year Frozen		Improvements 21,417	10,588		1,271	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																
TIF Project ID	0	Total Value 23,555	12,726		1,528	Total Taxable	1,528	120.00																																																																																																																
Bk/Pg	Grantor	Date	Price	Code																																																																																																																				
650/589	DREW, MARTY LEE AND	06/16/2009	7,500	21																																																																																																																				
572/758	BENTLEY, WILLIS L. ETUX	04/17/2002	7,500	U																																																																																																																				
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005332</td><td>WAUGH, SHIRLEY JO &</td><td>201</td><td>23,555</td><td>0</td><td>1,455</td><td>115.00</td></tr> <tr><td>2024</td><td>2024-300005332</td><td>WAUGH, SHIRLEY JO &</td><td>201</td><td>25,170</td><td>0</td><td>1,386</td><td>113.00</td></tr> <tr><td>2023</td><td>2023-300005332</td><td>WAUGH, SHIRLEY JO &</td><td>201</td><td>23,032</td><td>0</td><td>1,320</td><td>109.00</td></tr> <tr><td>2022</td><td>2022-300005332</td><td>WAUGH, SHIRLEY JO &</td><td>201</td><td>10,783</td><td>0</td><td>1,257</td><td>103.00</td></tr> <tr><td>2021</td><td>2021-300005332</td><td>WAUGH, SHIRLEY JO &</td><td>201</td><td>9,973</td><td>0</td><td>1,197</td><td>99.00</td></tr> <tr><td>2020</td><td>2020-300005332</td><td>WAUGH, SHIRLEY JO &</td><td>201</td><td>9,973</td><td>0</td><td>1,197</td><td>99.00</td></tr> <tr><td>2019</td><td>2019-0005332</td><td>WAUGH, SHIRLEY JO &</td><td>201</td><td>9,973</td><td></td><td>1,197</td><td>99.00</td></tr> <tr><td>2018</td><td>2018-0005332</td><td>WAUGH, SHIRLEY JO &</td><td>201</td><td>9,973</td><td></td><td>1,197</td><td>99.00</td></tr> <tr><td>2017</td><td>2017-0005332</td><td>WAUGH, SHIRLEY JO &</td><td>201</td><td>9,973</td><td></td><td>1,197</td><td>100.00</td></tr> <tr><td>2016</td><td>2016-0005332</td><td>SHUMAN, HAROLD J.</td><td>201</td><td>9,973</td><td></td><td>1,197</td><td>102.00</td></tr> <tr><td>2015</td><td>2015-0005332</td><td>SHUMAN, HAROLD J.</td><td>201</td><td>10,003</td><td></td><td>1,201</td><td>95.00</td></tr> <tr><td>2014</td><td>2014-0005332</td><td>SHUMAN, HAROLD J.</td><td>201</td><td>10,003</td><td></td><td>1,201</td><td>96.00</td></tr> <tr><td>2013</td><td>2013-0005332</td><td>SHUMAN, HAROLD J.</td><td>201</td><td>25,169</td><td></td><td>1,644</td><td>131.00</td></tr> </tbody> </table>									Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005332	WAUGH, SHIRLEY JO &	201	23,555	0	1,455	115.00	2024	2024-300005332	WAUGH, SHIRLEY JO &	201	25,170	0	1,386	113.00	2023	2023-300005332	WAUGH, SHIRLEY JO &	201	23,032	0	1,320	109.00	2022	2022-300005332	WAUGH, SHIRLEY JO &	201	10,783	0	1,257	103.00	2021	2021-300005332	WAUGH, SHIRLEY JO &	201	9,973	0	1,197	99.00	2020	2020-300005332	WAUGH, SHIRLEY JO &	201	9,973	0	1,197	99.00	2019	2019-0005332	WAUGH, SHIRLEY JO &	201	9,973		1,197	99.00	2018	2018-0005332	WAUGH, SHIRLEY JO &	201	9,973		1,197	99.00	2017	2017-0005332	WAUGH, SHIRLEY JO &	201	9,973		1,197	100.00	2016	2016-0005332	SHUMAN, HAROLD J.	201	9,973		1,197	102.00	2015	2015-0005332	SHUMAN, HAROLD J.	201	10,003		1,201	95.00	2014	2014-0005332	SHUMAN, HAROLD J.	201	10,003		1,201	96.00	2013	2013-0005332	SHUMAN, HAROLD J.	201	25,169		1,644	131.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																	
2025	2025-300005332	WAUGH, SHIRLEY JO &	201	23,555	0	1,455	115.00																																																																																																																	
2024	2024-300005332	WAUGH, SHIRLEY JO &	201	25,170	0	1,386	113.00																																																																																																																	
2023	2023-300005332	WAUGH, SHIRLEY JO &	201	23,032	0	1,320	109.00																																																																																																																	
2022	2022-300005332	WAUGH, SHIRLEY JO &	201	10,783	0	1,257	103.00																																																																																																																	
2021	2021-300005332	WAUGH, SHIRLEY JO &	201	9,973	0	1,197	99.00																																																																																																																	
2020	2020-300005332	WAUGH, SHIRLEY JO &	201	9,973	0	1,197	99.00																																																																																																																	
2019	2019-0005332	WAUGH, SHIRLEY JO &	201	9,973		1,197	99.00																																																																																																																	
2018	2018-0005332	WAUGH, SHIRLEY JO &	201	9,973		1,197	99.00																																																																																																																	
2017	2017-0005332	WAUGH, SHIRLEY JO &	201	9,973		1,197	100.00																																																																																																																	
2016	2016-0005332	SHUMAN, HAROLD J.	201	9,973		1,197	102.00																																																																																																																	
2015	2015-0005332	SHUMAN, HAROLD J.	201	10,003		1,201	95.00																																																																																																																	
2014	2014-0005332	SHUMAN, HAROLD J.	201	10,003		1,201	96.00																																																																																																																	
2013	2013-0005332	SHUMAN, HAROLD J.	201	25,169		1,644	131.00																																																																																																																	



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:05:15
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 95	
Lot Count		
Units Buildable	2138	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,125.00 x .30 = 2,138	
Factor Value		
Adjustments		
Lot Value	2,138	

FRONT OF HOUSE 2/11/2025

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,428 / 1,428
Style	100% One Story
HVAC	100% Hot Water
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 120

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	21,648		
Lot Value	2,138		
Indicated Value	23,786	16.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	23,786	16.66	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	61.36	Total Misc Impr	+ 1,909
Roofing Adj	+ 3.02	Garage Cost	+ 0
Subfloor Adj	+ 1.94	Total RCN	= 108,238
Heat/Cool Adj	+ 4.79	Depreciation (80%)	- 86,590
Plumbing Adj	+ 3.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,648
Adj Base Cost	= 74.46	Lot Value	+ 2,138
Total Area	x 1,428	Indicated Value	= 23,786
Adjusted Cost	= 106,329	Value Per SqFt	16.66

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3150	16x8	1940	128	7.62		975
PRCH	Slab Porch - Covered	3151	10x6	1940	60	15.56		934



Harper

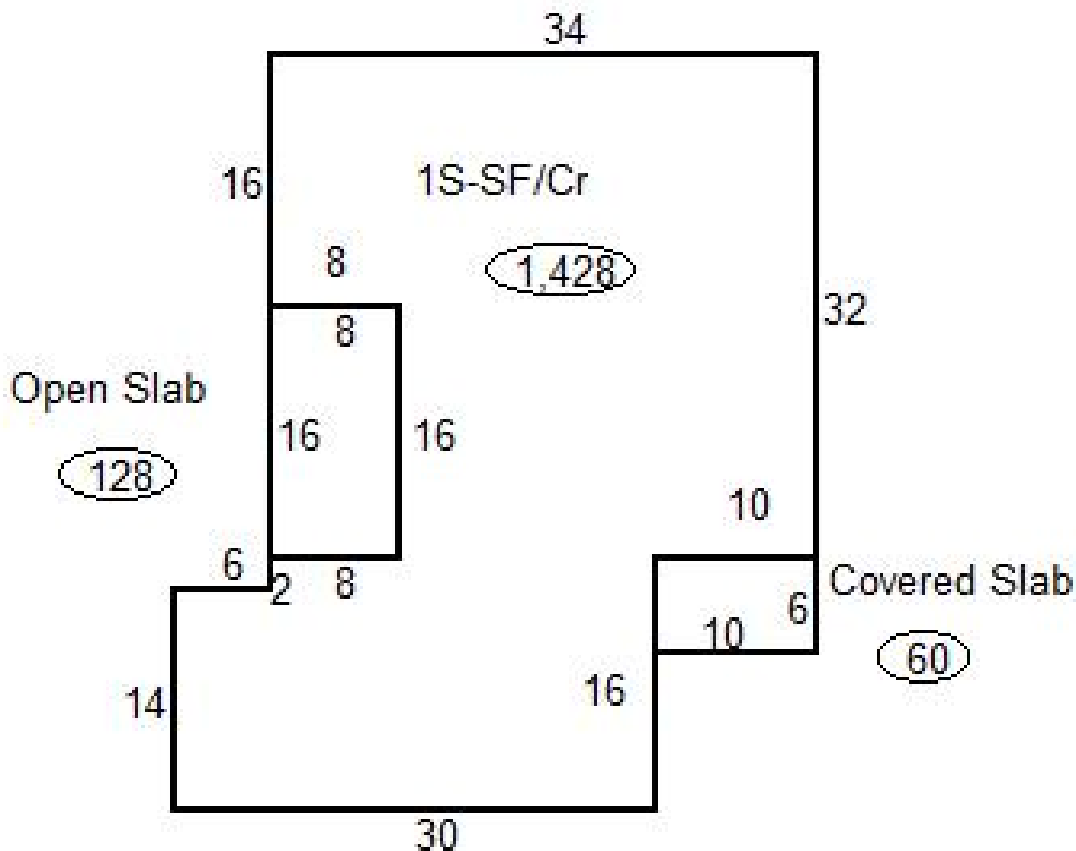
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:05:15
Page 3

Sketch Image

300005332



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,428	1.000	1,428
2	M	PATO		20	Open Slab	128	1.000	128
3	M	PRCH		20	Covered Slab	60	1.000	60
Total Building Area						1,428		1,428