



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:24  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 300005341 <b>Parcel ID</b> 1070-00-169-021-0-001-00 <b>Cadastral ID</b> 1070-169-021-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14649 WAUGH, BRYCE & JANIE WAUGH  PO BOX 245 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00205 N HOY ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0021 / 0169 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-169-021-0-001-00 02/22/24</p>														
OFFICE BUILDING 2/23/2024																			
<b>Legal Description</b> Lat/Long: 36.83514486 -99.62791914					<b>Building Permits</b>														
MILLERS ADD. BLOCK 169 LOTS 21-23					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					693/297	TURNER, MARIE A. (TRUST)	10/01/2013	31,000	08										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
<b>Remove Cap</b>		<b>Land Value</b>	4,000	3,728	12%	447	<b>Assessed</b>	6,679	525.90										
<b>Year Frozen</b>		<b>Improvements</b>	64,329	51,936		6,232	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	68,329	55,664		6,679	<b>Total Taxable</b>	6,679	526.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300005341	WAUGH, BRYCE &			201	68,329	0	6,362	501.00										
2024	2024-300005341	WAUGH, BRYCE &			201	62,426	0	6,059	493.00										
2023	2023-300005341	WAUGH, BRYCE &			201	57,664	0	5,771	477.00										
2022	2022-300005341	WAUGH, BRYCE &			201	58,565	0	5,495	452.00										
2021	2021-300005341	WAUGH, BRYCE &			201	57,951	0	5,234	432.00										
2020	2020-300005341	WAUGH, BRYCE &			201	57,823	0	4,985	410.00										
2019	2019-0005341	WAUGH, BRYCE &			201	60,568		4,747	393.00										
2018	2018-0005341	WAUGH, BRYCE &			201	60,568		4,522	375.00										
2017	2017-0005341	WAUGH, BRYCE &			201	37,880		4,306	358.00										
2016	2016-0005341	WAUGH, BRYCE &			201	37,880		4,102	349.00										
2015	2015-0005341	WAUGH, BRYCE &			201	36,504		3,906	310.00										
2014	2014-0005341	WAUGH, BRYCE &			201	31,000		3,720	298.00										
2013	2013-0005341	TURNER, MARIE A. (TRUST)			201	46,334		4,379	349.00										



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:24  
 Page 2

Lot Data	Primary Image	
<p>Lot Size 50 x 100</p> <p>Lot Count</p> <p>Units Buildable 4000</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 5,000.00 x .80 = 4,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,625</p> <p>Total Base Value 248,268</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 248,268</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 59,584</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 59,584</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,225</p> <p>Total Improvement Value 63,809</p> <p>Land Value 4,000</p> <p>Cost Approach Value 67,809 41.73/SqFt</p>	<p>Image ID 28557</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description OFFICE BUILDING</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 4,225</p> <p>Land Value 4,000</p> <p>Total Appraised Value 67,809 41.73/SqFt</p>	



Harper

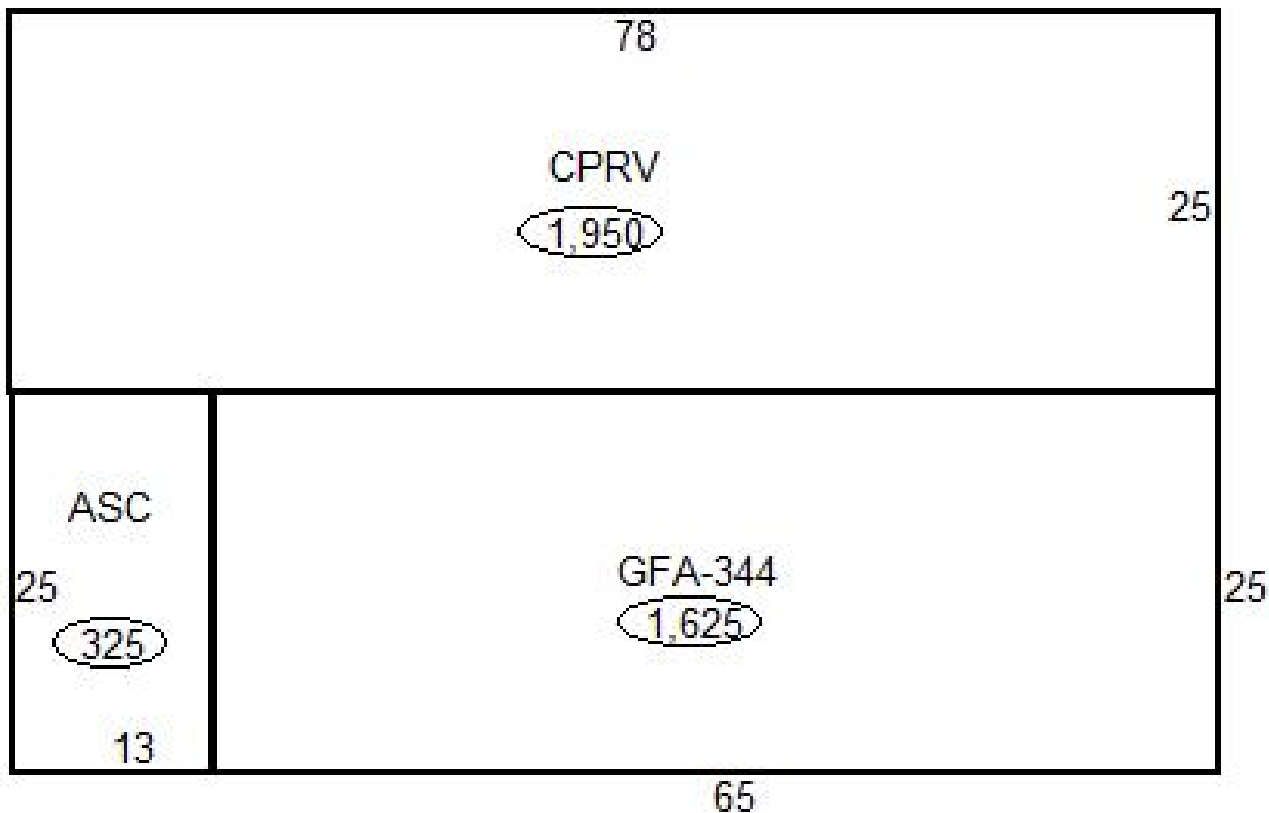
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:05:24  
Page 3

Sketch Image

300005341



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	GFA-344	1,625	1.000	1,625
2	O	CPRV		20	CPRV	1,950	1.000	1,950
3	O	ASC		20	ASC	325	1.000	325
<b>Total Building Area</b>						1,625		1,625



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:05:24  
Page 4

Account 300005341  
Parcel ID 1070-00-169-021-0-001-00  
Cadastral ID 1070-169-021-00-0-001-00

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

### Building Data

Building ID 105  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,625  
Average Perimeter 180  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1955  
Effective Age 60  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 21 - Hollow Clay Block  
Heating/Cooling 11 - Radiant Space Heaters  
Roof Type Flat  
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 2  
Zone Description VI AREA 2  
Base Cost 88.49  
Wall Cost 56.03  
HVAC Cost 8.26  
Basement Cost 0.00  
Total Base Cost 152.78  
Total Area 1,625  
Base RCN 248,268  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 248,268  
Physical Depreciation 76%  
Functional Depreciation  
Total Depreciation 76% (188,684)  
Total RCNLD 59,584  
Lump Sums  
Total Building Value 59,584 \$ 36.67 Per SqFt



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 07:05:24

Page 5

300005341

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Awing/Shelter/Carport	78x26x14		Formed Metal	1,950
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (10.05 x 1,950)				19,598	15,678	3,920
	ASC	Awing/Shelter/Carport/ COVERED SLAB	25x13x10	Concrete	Formed Metal	325
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.69 x 325)				1,524	1,219	305
<b>Total Site Improvement Value</b>						<b>4,225</b>