



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:06:56
Page 1

Assessment Data					Primary Image									
Account	300005438													
Parcel ID	1070-00-193-020-0-001-00													
Cadastral ID	1070-193-020-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14654													
WATSON, SHIRLEY M.														
617 38TH ST WOODWARD OK 73801-0000														
Parcel Location														
Situs	00306 NW SECOND ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0020 / 0193	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 9/12/2025														
Legal Description Lat/Long: 36.82971814 -99.62835419														
MILLERS'ADD BLOCK 193 LOTS 20-22-24														
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					
					659/212	LOOMIS, LARRY J.	05/04/2010	90,000	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,644	2,644	12%	317	Assessed	10,786	849.29					
Year Frozen		Improvements	87,238	87,238		10,469	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	89,882	89,882		10,786	Total Taxable	10,786	849.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005438	WATSON, SHIRLEY M.	201	89,882	0	10,786	849.00							
2024	2024-300005438	WATSON, SHIRLEY M.	201	95,198	0	10,932	890.00							
2023	2023-300005438	WATSON, SHIRLEY M.	201	88,087	0	10,411	861.00							
2022	2022-300005438	WATSON, SHIRLEY M.	201	82,632	0	9,916	816.00							
2021	2021-300005438	WATSON, SHIRLEY M.	201	81,744	0	9,809	810.00							
2020	2020-300005438	WATSON, SHIRLEY M.	201	81,744	0	9,809	807.00							
2019	2019-0005438	WATSON, SHIRLEY M.	201	82,946		9,953	825.00							
2018	2018-0005438	WATSON, SHIRLEY M.	201	85,349		10,242	849.00							
2017	2017-0005438	WATSON, SHIRLEY M.	201	85,349		10,242	852.00							
2016	2016-0005438	WATSON, SHIRLEY M.	201	86,550		10,386	884.00							
2015	2015-0005438	WATSON, SHIRLEY M.	201	89,300		10,716	851.00							
2014	2014-0005438	WATSON, SHIRLEY M.	201	90,000		10,800	865.00							
2013	2013-0005438	WATSON, SHIRLEY M.	201	90,000		10,800	860.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:56
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,605 / 1,605
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	286 Built-In Garage
Remodel	
Year/Eff Age	1972 / 54

HOUSE	9/12/2025
-------	-----------

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	89.48	Total Misc Impr	+ 13,388
Roofing Adj	+ 3.91	Garage Cost	+ 7,818
Subfloor Adj	+ 0.00	Total RCN	= 198,173
Heat/Cool Adj	+ 10.77	Depreciation (58%)	- 114,941
Plumbing Adj	+ 6.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 83,232
Adj Base Cost	= 110.26	Lot Value	+ 2,644
Total Area	x 1,605	Indicated Value	= 85,876
Adjusted Cost	= 176,967	Value Per SqFt	53.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,232		
Lot Value	2,644		
Indicated Value	85,876	53.51	Per SqFt
Agland Value			
Site Improvements	1,932		
Total Value	87,808	54.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	3459	19x14	1980	266	27.87		7,413
RSPC	Raised Slab Porch - Covered	3461	150	1972	150	39.83		5,975



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

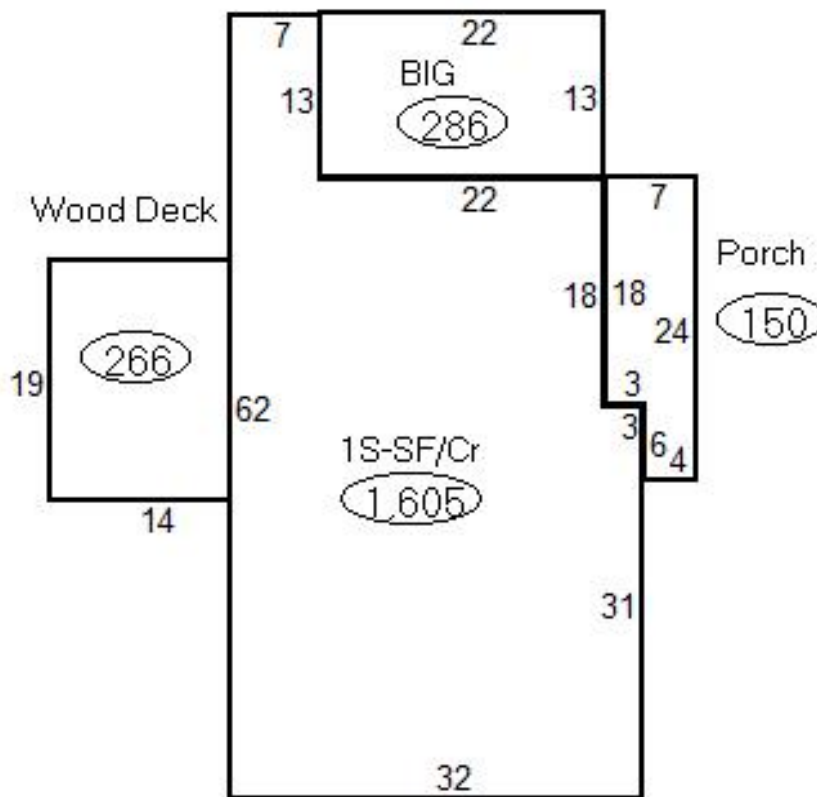
Date 02/06/2026

Time 07:06:56

Page 3

Sketch Image

300005438



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	Wood Deck	266	1.000	266
2	G	8		20	BIG	286	1.000	286
3	M	RSPC		20	Porch	150	1.000	150
4	R	1	Crawl	20	1S-SF/Cr	1,605	1.000	1,605
Total Building Area						1,605		1,605



Harper




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:06:56
Page 4

300005438

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage	10x10x7	Dirt	Formed Metal	100
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (20.10 x 100)		2,010	2,010	744	1,266
	PACN	DRIVEWAY	36x12x0			432
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 432)		1,801	1,801	1,135	666
	BNV	Building No Value (GONE)	9.8x9.8x0		Composition Shingle	96
	Qual	3	Cond 3	Year 2015	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x 96)					