




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:07:31
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005473 Parcel ID 1070-00-208-019-0-001-00 Cadastral ID 1070-208-019-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 13380 WAUGH, BRYCE H. & MARY JANE WAUGH PO BOX 245 BUFFALO OK 73834-0000 Parcel Location Situs 00419 W ADAMS ST Subdivision MILLER'S ADDN Lot/Block 0019 / 0208 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-208-019-0-001-00 02/24/25</p> <p>FRONT OF HOUSE 2/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83152974 -99.62509378 MILLERS ADD. BLOCK 208 LOTS 19-21-23: W 30'OF THE E 35' OF LOTS 15-17																																																																																																																									
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Time 07:07:31
Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	 <p>1070-00-208-019-0-001-00 02/24/25</p>
Lot Count		
Units Buildable	3488	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,625.00 x .30 = 3,488	
Factor Value		
Adjustments		
Lot Value	3,488	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,980 / 1,980
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	375 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 67

FRONT OF HOUSE 2/24/2025

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	74,664		
Lot Value	3,488		
Indicated Value	78,152	39.47	Per SqFt
Agland Value			
Site Improvements	1,441		
Total Value	79,593	40.20	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	85.51	Total Misc Impr	+ 14,480
Roofing Adj	+ 3.73	Garage Cost	+ 11,023
Subfloor Adj	+ 0.00	Total RCN	= 233,324
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 158,660
Plumbing Adj	+ 4.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,664
Adj Base Cost	= 104.96	Lot Value	+ 3,488
Total Area	x 1,980	Indicated Value	= 78,152
Adjusted Cost	= 207,821	Value Per SqFt	39.47

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3590	14x5		70	17.11		1,198
EPKG	Enclosed Porch - Kneewall Glass	7979	24x20		480	27.67		13,282



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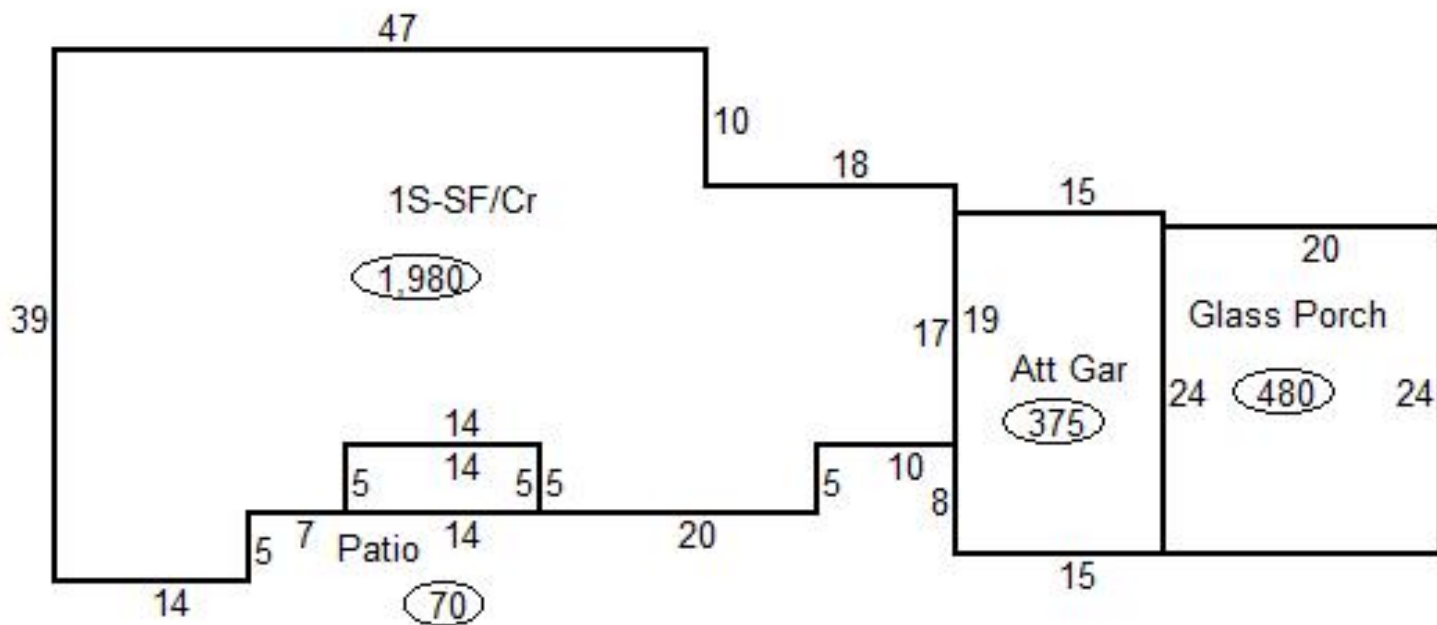
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 Page 3

Sketch Image

300005473



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	70	1.000	70
2	G	1		20	Att Gar	375	1.000	375
3	R	1	Crawl	20	1S-SF/Cr	1,980	1.000	1,980
4	M	EPKG		20	Glass Porch	480	1.000	480
Total Building Area						1,980		1,980



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Page 4

300005473

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	8x6x6		Composition Shingle	48
	Qual 3	Cond 3	Year 2014	Eff Age	12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (31.04 x 48)	1,490		1,490	685
	PACN	Paving - Concrete Drive	20x18x0			360
	Qual 3	Cond 3	Year 1970	Eff Age	56	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.18 x 360)	1,505		1,505	1,204
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.17 x 402)	1,676		1,676	1,341