



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300005540 <b>Parcel ID</b> 1070-00-230-002-0-001-00 <b>Cadastral ID</b> 1070-230-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14799 WAUGH, SHIRLEY JO & CHRISTIE LEA NELSON ( L. EST)  261529 E COUNTY ROAD RINGWOOD OK 73768-0000  <b>Parcel Location</b> <b>Situs</b> 00524 NE FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0002 / 0230 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-230-002-0-001-00 02/26/24</p>														
261529 E COUNTY ROAD RINGWOOD OK 73768-0000  <b>Parcel Location</b> <b>Situs</b> 00524 NE FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0002 / 0230 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																			
<b>Legal Description</b> Lat/Long: 36.83803565 -99.62579222					<b>Building Permits</b>														
MILLERS ADD. BLOCK 230 LOTS 2-4-6-8-10-12					<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>										
<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>	6,075	6,075	12%	729	<b>Assessed</b>	823	64.80										
<b>Year Frozen</b>		<b>Improvements</b>	787	787		94	<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>	6,862	6,862		823	<b>Total Taxable</b>	823	65.00										
<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	2025-300005540	WAUGH, SHIRLEY JO &			201	6,862	0	823	65.00										
2024	2024-300005540	WAUGH, SHIRLEY JO &			201	7,107	0	853	69.00										
2023	2023-300005540	WAUGH, SHIRLEY JO &			201	7,020	0	842	70.00										
2022	2022-300005540	WAUGH, SHIRLEY JO &			201	6,908	0	826	68.00										
2021	2021-300005540	WAUGH, SHIRLEY JO &			201	6,602	0	787	65.00										
2020	2020-300005540	WAUGH, SHIRLEY JO &			201	6,244	0	749	62.00										
2019	2019-0005540	WAUGH, SHIRLEY JO &			201	9,264		1,112	92.00										
2018	2018-0005540	WAUGH, SHIRLEY JO &			201	9,264		1,112	92.00										
2017	2017-0005540	WAUGH, SHIRLEY JO &			201	9,264		1,112	92.00										
2016	2016-0005540	SHUMAN, HAROLD J.			201	9,264		1,112	95.00										
2015	2015-0005540	SHUMAN, HAROLD J.			201	9,264		1,112	88.00										
2014	2014-0005540	SHUMAN, HAROLD J.			201	9,264		1,112	89.00										
2013	2013-0005540	SHUMAN, HAROLD J.			201	24,741		1,811	144.00										



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	150	x	135
Lot Count			
Units Buildable	6075		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	20,250.00	x	.30 = 6,075
Factor Value			
Adjustments			
Lot Value	6,075		



EMPTY LOT 3/4/2024

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 6,075
Total Area	x	Indicated Value	= 6,075
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	6,075		
Indicated Value	6,075	0.00	Per SqFt
Agland Value			
Site Improvements	802		
Total Value	6,877	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	BAD SHAPE/BEING USED	28x20x8	Dirt	Composition Shingle	560	
	Qual	1	Cond	1	Year	0	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.16 x 560)	4,010		4,010	3,208	802