



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300005694				<p>1080-00-003-009-0-001-00 02/26/24</p>									
Parcel ID	1080-00-003-009-0-001-00													
Cadastral ID	1080-003-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25743													
WAUGH, ALBERT & ADELE WAUGH														
P.O. BOX 34 BUFFALO OK 73834														
Parcel Location														
Situs	00413 N LOCUST ST													
Subdivision	NORTH SIDE ADDN													
Lot/Block	0009 / 0003	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84392076 -99.62785621														
NORTH SIDE ADD BLOCK 3 NORTH 15.5 ' OF LOT 9; ALL OF 10 BOOK 753 PAGE 179														
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					
					789/201	WAUGH, GOREY T. &	04/09/2025		04					
					753/179	BAGGS, JERRY G., JR	05/21/2020	86,000	QV					
					717/376	MUNSON, PAUL E.	04/08/2016	100,000	Q					
					641/436	MASSIE, ANN (TRUST	06/25/2008	99,000	Q					
					611/249	PAYNE, KAREN L	03/09/2006	85,000	Q					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2021		Land Value	2,507	12%	301	Assessed	12,922	1,017.48					
Year Frozen			Improvements	105,174		12,621	Penalty	0						
Uncapped Value	0		Mobile Home	0		0	Exemption	0	0.00					
TIF Project ID	0		Total Value	107,681		12,922	Total Taxable	12,922	1,017.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005694	WAUGH, ALBERT & ADELE WAUGH			201	107,681	1000	11,815	930.00					
2024	2024-300005694	WAUGH, GOREY			201	107,063	1000	11,442	932.00					
2023	2023-300005694	WAUGH, GOREY			201	100,662	1000	11,080	917.00					
2022	2022-300005694	WAUGH, GOREY			201	98,995	1000	10,880	895.00					
2021	2021-300005694	WAUGH, GOREY			201	99,711	1000	10,965	905.00					
2020	2020-300005694	WAUGH, GOREY			201	98,357	0	11,803	971.00					
2019	2019-0005694	BAGGS, JERRY G., JR.			201	97,101		10,652	883.00					
2018	2018-0005694	BAGGS, JERRY G., JR.			201	100,619		11,074	918.00					
2017	2017-0005694	BAGGS, JERRY G., JR.			201	100,000		11,000	915.00					
2016	2016-0005694	BAGGS, JERRY G., JR.			201	112,322		12,953	1,102.00					
2015	2015-0005694	MUNSON, PAUL E.			201	102,803		11,336	900.00					
2014	2014-0005694	MUNSON, PAUL E.			201	105,779		11,274	903.00					
2013	2013-0005694	MUNSON, PAUL E.			201	99,303		10,917	870.00					



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	75 x 95.5	
Lot Count		
Units Buildable	2507	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,162.50 x .35 = 2,507	
Factor Value		
Adjustments		
Lot Value	2,507	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,393 / 2,393
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	1 / 2.0 /
Basement Area	500 Total, 500 Minimum, 500 Partition
Garage Type	435 Built-In Garage
Remodel	
Year/Eff Age	1955 / 71

HOUSE	3/4/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	92.17	Total Misc Impr	+ 7,899
Roofing Adj	+ 4.75	Garage Cost	+ 15,937
Subfloor Adj	+ 0.00	Total RCN	= 333,107
Heat/Cool Adj	+ 13.89	Depreciation ( 71%)	- 236,506
Plumbing Adj	+ 5.89	Lump Sums	+ 0
Basement Adj	+ 12.54	RCNLD	= 96,601
Adj Base Cost	= 129.24	Lot Value	+ 2,507
Total Area	x 2,393	Indicated Value	= 99,108
Adjusted Cost	= 309,271	Value Per SqFt	41.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,601		
Lot Value	2,507		
Indicated Value	99,108	41.42	Per SqFt
Agland Value			
Site Improvements	6,955		
Total Value	106,063	44.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	4204	26x12	1980	312	18.14		5,660
RSPC	Raised Slab Porch - Covered	9968	9x5	1955	45	49.76		2,239



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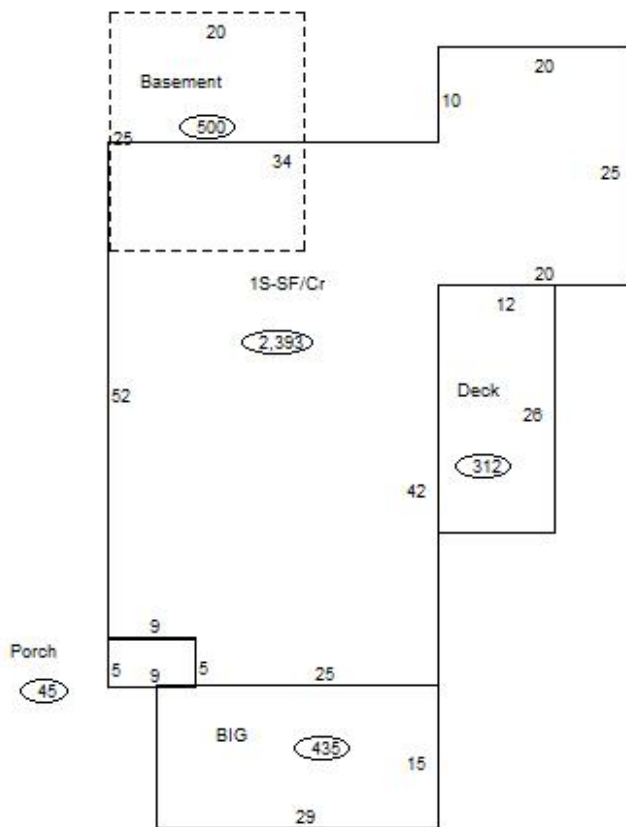
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B	3		20	Basement	500	1.000	500
2	R	1	Crawl	20	1S-SF/Cr	2,393	1.000	2,393
3	M	WODO		20	Deck	312	1.000	312
4	G	8		20	BIG	435	1.000	435
5	M	RSPC		20	Porch	45	1.000	45
<b>Total Building Area</b>						<b>2,393</b>		<b>2,393</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	20x16x8	Dirt	Formed Metal	320
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.75 x 320)		12,720	12,720	6,233	6,487
	SHDS	Yard Shed - Metal	8x8x6	Dirt	Formed Metal	64
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.37 x 64)		1,560	1,560	1,092	468