



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:30:35  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300009775 <b>Parcel ID</b> 1070-00-105-001-0-002-00 <b>Cadastral ID</b> 1070-105-001-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 25808 HERD FAMILY LIVING TRUST (THE) TRUSTEES: SIDNEY & SHAWNA HERD  PO BOX 423 BUFFALO OK 73834-  <b>Parcel Location</b> <b>Situs</b> 00322 W ELM ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0105 <b>Parcel Size</b> 2.5 - 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: 36.83393424 -99.62175889																																																																																																																									
<b>MILLERS ADD BLOCK 105 LOTS: E 64.5' LESS E12'OF 1-3-5-7-9</b>					<b>Building Permits</b> <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> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>791/340</td> <td>HERD, SHAWNA S. &amp;</td> <td>08/26/2025</td> <td> </td> <td>04</td> </tr> <tr> <td>764/235</td> <td>WAUGH, LELAND</td> <td>11/17/2021</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>WAUGH, LELAND</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	791/340	HERD, SHAWNA S. &	08/26/2025		04	764/235	WAUGH, LELAND	11/17/2021	0	4	/	WAUGH, LELAND																																																																																					
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
791/340	HERD, SHAWNA S. &	08/26/2025		04																																																																																																																					
764/235	WAUGH, LELAND	11/17/2021	0	4																																																																																																																					
/	WAUGH, LELAND																																																																																																																								
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 1,969</td> <td>1,969</td> <td>12%</td> <td>236</td> <td>Assessed</td> <td>9,650</td> <td>759.84</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 86,927</td> <td>78,453</td> <td> </td> <td>9,414</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 88,896</td> <td>80,422</td> <td> </td> <td>9,650</td> <td>Total Taxable</td> <td>9,650</td> <td>760.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 1,969	1,969	12%	236	Assessed	9,650	759.84	Year Frozen		Improvements 86,927	78,453		9,414	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 88,896	80,422		9,650	Total Taxable	9,650	760.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap		Land Value 1,969	1,969	12%	236	Assessed	9,650	759.84																																																																																																																	
Year Frozen		Improvements 86,927	78,453		9,414	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 88,896	80,422		9,650	Total Taxable	9,650	760.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300009775</td> <td>HERD FAMILY LIVING TRUST (THE)</td> <td>201</td> <td>88,896</td> <td>0</td> <td>9,191</td> <td>724.00</td> </tr> <tr> <td>2024</td> <td>2024-300009775</td> <td>HERD, SHAWNA SUE</td> <td>201</td> <td>94,112</td> <td>0</td> <td>8,753</td> <td>713.00</td> </tr> <tr> <td>2023</td> <td>2023-300009775</td> <td>HERD, SHAWNA SUE</td> <td>201</td> <td>80,326</td> <td>0</td> <td>8,336</td> <td>690.00</td> </tr> <tr> <td>2022</td> <td>2022-300009775</td> <td>HERD, SHAWNA SUE</td> <td>201</td> <td>66,165</td> <td>0</td> <td>7,940</td> <td>653.00</td> </tr> <tr> <td>2021</td> <td>2021-300009775</td> <td>WAUGH, LELAND</td> <td>201</td> <td>66,165</td> <td>0</td> <td>7,940</td> <td>656.00</td> </tr> <tr> <td>2020</td> <td>2020-300009775</td> <td>WAUGH, LELAND</td> <td>201</td> <td>66,165</td> <td>0</td> <td>7,940</td> <td>653.00</td> </tr> <tr> <td>2019</td> <td>2019-0009775</td> <td>WAUGH, LELAND</td> <td>201</td> <td>66,165</td> <td> </td> <td>7,940</td> <td>658.00</td> </tr> <tr> <td>2018</td> <td>2018-0009775</td> <td>WAUGH, LELAND</td> <td>201</td> <td>66,165</td> <td> </td> <td>7,940</td> <td>658.00</td> </tr> <tr> <td>2017</td> <td>2017-0009775</td> <td>WAUGH, LELAND</td> <td>201</td> <td>66,165</td> <td> </td> <td>7,940</td> <td>660.00</td> </tr> <tr> <td>2016</td> <td>2016-0009775</td> <td>WAUGH, LELAND</td> <td>201</td> <td>66,165</td> <td> </td> <td>7,940</td> <td>676.00</td> </tr> <tr> <td>2015</td> <td>2015-0009775</td> <td>WAUGH, LELAND</td> <td>201</td> <td>66,165</td> <td> </td> <td>7,940</td> <td>630.00</td> </tr> <tr> <td>2014</td> <td>2014-0009775</td> <td>WAUGH, LELAND</td> <td>201</td> <td>66,165</td> <td> </td> <td>7,940</td> <td>636.00</td> </tr> <tr> <td>2013</td> <td>2013-0009775</td> <td>WAUGH, LELAND</td> <td>201</td> <td>66,165</td> <td> </td> <td>7,899</td> <td>629.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300009775	HERD FAMILY LIVING TRUST (THE)	201	88,896	0	9,191	724.00	2024	2024-300009775	HERD, SHAWNA SUE	201	94,112	0	8,753	713.00	2023	2023-300009775	HERD, SHAWNA SUE	201	80,326	0	8,336	690.00	2022	2022-300009775	HERD, SHAWNA SUE	201	66,165	0	7,940	653.00	2021	2021-300009775	WAUGH, LELAND	201	66,165	0	7,940	656.00	2020	2020-300009775	WAUGH, LELAND	201	66,165	0	7,940	653.00	2019	2019-0009775	WAUGH, LELAND	201	66,165		7,940	658.00	2018	2018-0009775	WAUGH, LELAND	201	66,165		7,940	658.00	2017	2017-0009775	WAUGH, LELAND	201	66,165		7,940	660.00	2016	2016-0009775	WAUGH, LELAND	201	66,165		7,940	676.00	2015	2015-0009775	WAUGH, LELAND	201	66,165		7,940	630.00	2014	2014-0009775	WAUGH, LELAND	201	66,165		7,940	636.00	2013	2013-0009775	WAUGH, LELAND	201	66,165		7,899	629.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300009775	HERD FAMILY LIVING TRUST (THE)	201	88,896	0	9,191	724.00																																																																																																																		
2024	2024-300009775	HERD, SHAWNA SUE	201	94,112	0	8,753	713.00																																																																																																																		
2023	2023-300009775	HERD, SHAWNA SUE	201	80,326	0	8,336	690.00																																																																																																																		
2022	2022-300009775	HERD, SHAWNA SUE	201	66,165	0	7,940	653.00																																																																																																																		
2021	2021-300009775	WAUGH, LELAND	201	66,165	0	7,940	656.00																																																																																																																		
2020	2020-300009775	WAUGH, LELAND	201	66,165	0	7,940	653.00																																																																																																																		
2019	2019-0009775	WAUGH, LELAND	201	66,165		7,940	658.00																																																																																																																		
2018	2018-0009775	WAUGH, LELAND	201	66,165		7,940	658.00																																																																																																																		
2017	2017-0009775	WAUGH, LELAND	201	66,165		7,940	660.00																																																																																																																		
2016	2016-0009775	WAUGH, LELAND	201	66,165		7,940	676.00																																																																																																																		
2015	2015-0009775	WAUGH, LELAND	201	66,165		7,940	630.00																																																																																																																		
2014	2014-0009775	WAUGH, LELAND	201	66,165		7,940	636.00																																																																																																																		
2013	2013-0009775	WAUGH, LELAND	201	66,165		7,899	629.00																																																																																																																		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:30:35  
Page 2

Lot Data	Primary Image
<p>Lot Size 125 x 52.5</p> <p>Lot Count</p> <p>Units Buildable 1969</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 4 BUFFALO ORIGMILLERS</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 6,562.50 x .30 = 1,969</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,969</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 83,754</p> <p>Total Improvement Value 83,754</p> <p>Land Value 1,969</p> <p>Cost Approach Value 85,723</p>	<p>Image ID 17723</p> <p>Image Date 3/2/2022</p> <p>Name 9775_1.JPG</p> <p>Description 1</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 83,754</p> <p>Land Value 1,969</p> <p>Total Appraised Value 85,723</p>



Harper

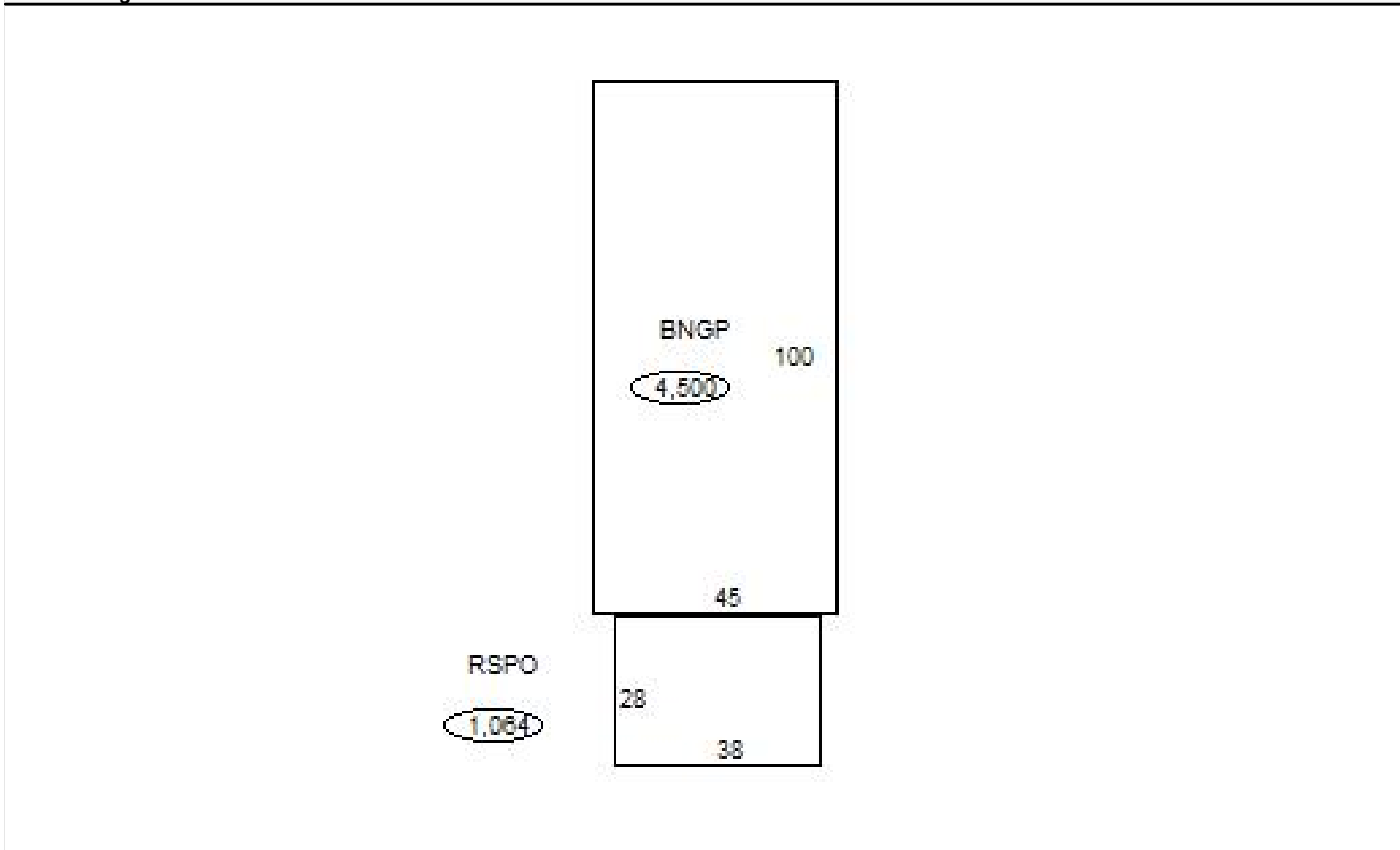
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:30:35  
Page 3

Sketch Image

300009775



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	BNGP		50	BNGP	4,500	1.000	4,500
2	O	PATO		50	RSPO	1,064	1.000	1,064

Total Building Area



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor


Date 02/06/2026

Time 07:30:35

Page 4

300009775

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Equipment Shed	100x45x16	Concrete	Formed Metal	4,500
	Qual 4	Cond 4	Year 2006	Eff Age 16		
<p style="text-align: center;"><b>Valuation Summary</b></p>		<p style="text-align: center;"><b>Modifier Total</b></p>		<p style="text-align: center;"><b>RCN</b></p>	<p style="text-align: center;"><b>Depr (% Phys/ % Func)</b></p>	<p style="text-align: center;"><b>RCNLD</b></p>
<p style="text-align: center;">Base Cost (28.58 x 4,500)</p>				128,610	47,586	81,024
	PATO	Concrete Paving	38x28x0			1,064
	Qual 3	Cond 3	Year 2006	Eff Age 20		
<p style="text-align: center;"><b>Valuation Summary</b></p>		<p style="text-align: center;"><b>Modifier Total</b></p>		<p style="text-align: center;"><b>RCN</b></p>	<p style="text-align: center;"><b>Depr (% Phys/ % Func)</b></p>	<p style="text-align: center;"><b>RCNLD</b></p>
<p style="text-align: center;">Base Cost (7.33 x 1,064)</p>				7,799	5,069	2,730
<b>Total Site Improvement Value</b>						<b>83,754</b>