




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:32:32
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300010784 Parcel ID 1070-00-168-017-0-002-00 Cadastral ID 1070-168-017-00-0-002-00 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 13385 WAUGH, SHIRLEY JO & CHRISTIE LEA NELSON (L EST) 19159 E 10 RD BUFFALO OK 73834-0000 Parcel Location Situs 00203 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0017 / 0168 Parcel Size .03 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>WAUGH LOT 1 2/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.82976936 -99.62881717 MILLERS ADD BLOCK 168 LOTS: N10' OF THE E10' OF 17																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size 10 x 10</p> <p>Lot Count</p> <p>Units Buildable 80</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 100.00 x .80 = 80</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 80</p>	
Cost Approach	
<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</p> <p>Total Improvement Value</p> <p>Land Value 80</p> <p>Cost Approach Value 80</p>	<p>Image Information</p> <p>Image ID 31829</p> <p>Image Date 2/11/2025</p> <p>Name 002.JPG</p> <p>Description WAUGH LOT 1</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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</p> <p>Land Value 80</p> <p>Total Appraised Value 80</p>