



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:34:42
 Page 1

Assessment Data				Primary Image					
Account	300011379			No Image On File					
Parcel ID	0000-23-28N-23W-4-004-00								
Cadastral ID	0000-28N-23W-23-4-004-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	13837								
WAUGH, BRYCE & MARY JANE WAUGH									
PO BOX 245 BUFFALO OK 73834-0614									
Parcel Location									
Situs	23-28N-23W								
Subdivision									
Lot/Block	/	Parcel Size	30 - Acres						
Sec/Twn/Rng	23 / 28 / 23 / 4								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.89964601 -99.59885918				Building Permits					
BOOK 746 PAGE 540				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					746/540	WAUGH, GLENN A REV. TRUST	07/15/2019	9,900	04
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	1,905	1,905	12%	229	Assessed	229	18.03
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,905	1,905		229	Total Taxable	229	18.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300011379	WAUGH, BRYCE &			102	1,905	0	229	18.00
2024	2024-300011379	WAUGH, BRYCE &			102	1,905	0	229	19.00
2023	2023-300011379	WAUGH, BRYCE &			102	1,905	0	229	19.00
2022	2022-300011379	WAUGH, BRYCE &			102	2,195	0	263	22.00
2021	2021-300011379	WAUGH, BRYCE &			102	2,195	0	263	22.00
2020	2020-300011379	WAUGH, BRYCE &			102	2,195	0	263	22.00
2019	2019-0011379	WAUGH, BRYCE &			102	2,195		263	22.00



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 Page 2

Lot Data		-		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				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 Lot Value Indicated Value 0.00 Per SqFt Aground Value 1,905 Site Improvements Total Value 1,905 0.00 Total Value Per SqFt				
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 /								
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	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Page 3

Agland Inventory

300011379

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			7.556	35	35	266	266
QC	QUINLAN-WDWARD 5-12%	NP	14			4.516	45	45	202	202
WB	WOODWARD 3-8%	NP	33			3.698	106	106	390	390
WD	WOODWARD-QUINLAN3-8%	NP	23			14.231	74	74	1,047	1,047
NP Totals						30.000			1,905	1,905
Total Agland						30.000			1,905	1,905