



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:59:03
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Assessment Data					Primary Image									
Account	300000509				<p>0000-12-25N-24W-2-001-00 0509 4/9/22</p> <p>1 5/10/2022</p>									
Parcel ID	0000-12-25N-24W-2-001-00													
Cadastral ID	0000-25N-24W-12-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	12550													
MCCLUNG, MONICA CAROLE														
P O BOX 7 MAY OK 73851-0000														
Parcel Location														
Situs	HWY 46													
Subdivision														
Lot/Block	/	Parcel Size 160 - Acres												
Sec/Twn/Rng	12 / 25 / 24 / 2													
Neighborhood	1000 - COUNTY													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
Legal Description Lat/Long: 36.76478176 -99.81370311														
SEC 12-25-24 NW4 BOOK 689 PAGE 672														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
					Bk/Pg	Grantor	Date	Price	Code					
					689/672	KOVARIK, DEBRA DIANE	05/02/2013	97,680	04					
					514/526	CRAWFORD, RICHARD D., ETU	05/17/1996	64,000	QM					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax						
Remove Cap		Land Value	22,441	22,441	12%	2,693	Assessed	3,248	217.06					
Year Frozen		Improvements	4,628	4,628		555	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	27,069	27,069		3,248	Total Taxable	3,248	217.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300000509	MCCLUNG, MONICA CAROLE			104	27,069	0	3,248	217.00					
2024	2024-300000509	MCCLUNG, MONICA			104	27,659	0	3,319	222.00					
2023	2023-300000509	MCCLUNG, MONICA			104	28,112	0	3,374	225.00					
2022	2022-300000509	MCCLUNG, MONICA			104	28,853	0	3,462	231.00					
2021	2021-300000509	MCCLUNG, MONICA			104	28,853	0	3,462	231.00					
2020	2020-300000509	MCCLUNG, MONICA			104	28,853	0	3,462	276.00					
2019	2019-0000509	MCCLUNG, MONICA			104	23,953		2,874	231.00					
2018	2018-0000509	MCCLUNG, MONICA			104	23,953		2,874	228.00					
2017	2017-0000509	MCCLUNG, MONICA			104	23,953		2,874	231.00					
2016	2016-0000509	MCCLUNG, MONICA			104	23,953		2,874	231.00					
2015	2015-0000509	MCCLUNG, MONICA			104	23,953		2,874	227.00					
2014	2014-0000509	MCCLUNG, MONICA			104	23,953		2,874	224.00					
2013	2013-0000509	MCCLUNG, MONICA			104	23,953		2,874	221.00					



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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



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	/

1 5/10/2022

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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	22,441
Site Improvements	4,181
Total Value	26,622 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		
	BFT1	Bulk Feed Tank - Single 30 TON	0x0x0			30		
	Qual	3	Cond	3	Year	2019	Eff Age	7
							0	
							0	
							0	
Valuation Summary		Modifier Total		RCN	Depr (41% Phys/ % Func)	RCNLD		
Base Cost (236.24 x 30)		7,087		7,087	2,906	4,181		



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	NP	50			4.443	160	160	711	711
DB	DALHART 3-5%	NP	42			15.055	134	134	2,023	2,023
DB	DALHART 3-5%	CR	42			7.684	214	214	1,643	1,643
MF	MANSKER-POTTER3-5%	NP	25			.042	80	80	3	3
MF	MANSKER-POTTER3-5%	CR	25			8.813	127	127	1,121	1,121
PB	PRATT HUMMOCKY	CR	40			2.541	204	204	517	517
PC	PRATT LOAMY BILLOWY	CR	37			.011	188	188	2	2
PD	PRATT LOAMY HUMMOCKY	CR	31			72.878	158	158	11,499	11,499
PD	PRATT LOAMY HUMMOCKY	NP	31			7.228	99	99	717	717
PE	PRATT LOAMY DUNED	CR	20			41.305	102	102	4,205	4,205
CR Totals						160.000			22,441	22,441
Total Agland						160.000			22,441	22,441