



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 | 300000583 | | | | | | | | | | | | | |
| Parcel ID | 0000-26-25N-24W-2-004-00 | | | | | | | | | | | | | |
| Cadastral ID | 0000-25N-24W-26-2-004-00 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | RA | VI Area | 4 | | | | | | | | | | | |
| Tax Area | 101 - 1R-LAVERNE | | | | | | | | | | | | | |
| Name ID | 12591 | | | | | | | | | | | | | |
| MCCLUNG, ROBERT M. | | | | | | | | | | | | | | |
| P O BOX 7 MAY OK 73851-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 18352 US HWY 412 | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 131 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 26 / 25 / 24 / 2 | | | | | | | | | | | | | |
| Neighborhood | 1000 - COUNTY | | | | | | | | | | | | | |
| School District | 1-LAVERNE - 1-LAVERNE | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.61332996 -99.70105076 | | | | | | | | | | | | | | |
| SEC 26-25-24 N2SW4; SE4SW4;TR IN SE4NW4 BOOK 500 PAGE 122 | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | | | | | | |
| Remove Cap | | Land Value | 32,425 | 32,425 | 12% | 3,891 | Assessed | 60,938 4,094.42 | | | | | | |
| Year Frozen | | Improvements | 419,813 | 419,813 | | 50,378 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 55,579 | 55,579 | | 6,669 | Exemption | 1,000 -67.00 | | | | | | |
| TIF Project ID | 0 | Total Value | 507,817 | 507,817 | | 60,938 | Total Taxable | 59,938 4,027.00 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-300000583 | MCCLUNG, ROBERT M. | 101 | 507,817 | 1000 | 58,473 | 3,929.00 | | | | | | | |
| 2024 | 2024-300000583 | MCCLUNG, ROBERT M. | 101 | 507,664 | 1000 | 56,741 | 3,774.00 | | | | | | | |
| 2023 | 2023-300000583 | MCCLUNG, ROBERT M. | 101 | 480,651 | 1000 | 55,059 | 3,698.00 | | | | | | | |
| 2022 | 2022-300000583 | MCCLUNG, ROBERT M. | 101 | 453,558 | 1000 | 53,428 | 3,617.00 | | | | | | | |
| 2021 | 2021-300000583 | MCCLUNG, ROBERT M. | 101 | 453,558 | 1000 | 53,428 | 3,689.00 | | | | | | | |
| 2020 | 2020-300000583 | MCCLUNG, ROBERT M. | 101 | 453,558 | 1000 | 53,428 | 3,619.00 | | | | | | | |
| 2019 | 2019-0000583 | MCCLUNG, ROBERT M. | 101 | 454,969 | | 53,597 | 3,199.00 | | | | | | | |
| 2018 | 2018-0000583 | MCCLUNG, ROBERT M. | 101 | 415,025 | | 48,804 | 2,913.00 | | | | | | | |
| 2017 | 2017-0000583 | MCCLUNG, ROBERT M. | 101 | 417,049 | | 49,046 | 2,927.00 | | | | | | | |
| 2016 | 2016-0000583 | MCCLUNG, ROBERT M. | 101 | 316,890 | | 37,027 | 2,210.00 | | | | | | | |
| 2015 | 2015-0000583 | MCCLUNG, ROBERT M. | 101 | 331,660 | | 38,799 | 2,316.00 | | | | | | | |
| 2014 | 2014-0000583 | MCCLUNG, ROBERT M. | 101 | 318,645 | | 37,238 | 2,222.00 | | | | | | | |
| 2013 | 2013-0000583 | MCCLUNG, ROBERT M. | 101 | 323,189 | | 37,783 | 2,255.00 | | | | | | | |



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| Lot Data | Acre - HomeSite and Tracts | Primary Image |
|---|----------------------------|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres 11 Topography Street Access Utilities Amenities Method Acre Base Lot Value 11.00 x 1,136.36 = 12,500 Factor Value Adjustments Lot Value 12,500 | | |

| Residential Data | |
|------------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3.5 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 4,230 / 4,230 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 12 / |
| Bed/F/H Bath | 4 / 3.0 / |
| Basement Area | 912 Total, 912 Partition |
| Garage Type | 900 Built-In Garage |
| Remodel | |
| Year/Eff Age | 1954 / 72 |

HOUSE 6/6/2022

| 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 | 83,54 | Total Misc Impr | + 30,762 |
| Roofing Adj | + 3.99 | Garage Cost | + 24,342 |
| Subfloor Adj | + 0.00 | Total RCN | = 534,955 |
| Heat/Cool Adj | + 12.33 | Depreciation (71%) | - 379,818 |
| Plumbing Adj | + 3.88 | Lump Sums | + 0 |
| Basement Adj | + 9.70 | RCNLD | = 155,137 |
| Adj Base Cost | = 113,44 | Lot Value | + 12,500 |
| Total Area | x 4,230 | Indicated Value | = 167,637 |
| Adjusted Cost | = 479,851 | Value Per SqFt | 39.63 |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 155,137 | | |
| Lot Value | 12,500 | | |
| Indicated Value | 167,637 | 39.63 | Per SqFt |
| Agland Value | 19,925 | | |
| Site Improvements | 269,400 | | |
| Total Value | 456,962 | 108.03 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPR1 | 1 1st Msn Cls A | 0 | | 1954 | 1 | 5,476.90 | | 5,477 |
| EPSW | ENCLOSED PORCH | 172 | 100 | 1980 | 100 | 65.42 | | 6,542 |
| PRCH | Porch | 173 | 6x1 | 1954 | 6 | 25.14 | | 151 |
| PATO | Patio - Open | 174 | 13x12 | 1980 | 156 | 10.51 | | 1,640 |
| RSPC | ENCLOSED PORCH | 175 | 40x10 | 1980 | 400 | 42.38 | | 16,952 |



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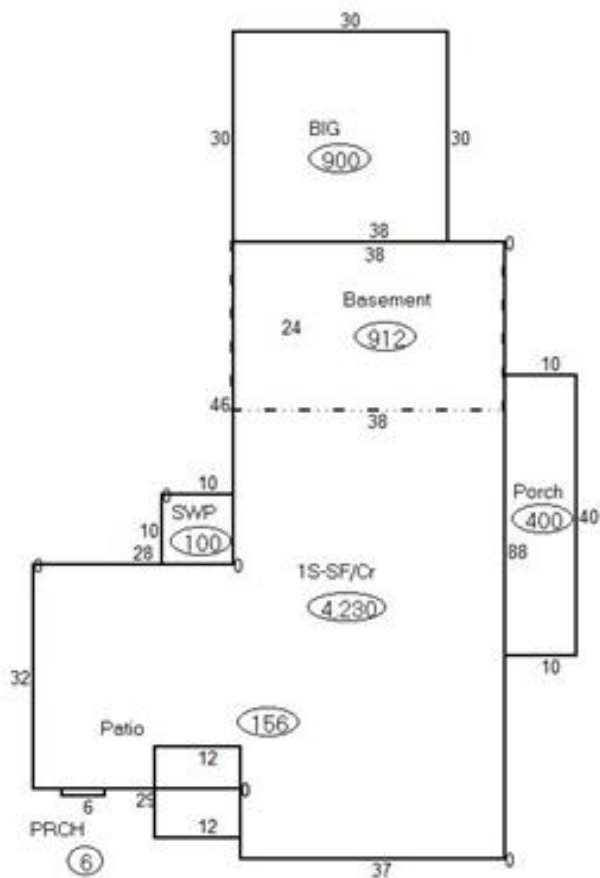
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 20 | 1S-SF/Cr | 4,230 | 1.000 | 4,230 |
| 2 | M | EPSW | | 20 | SWP | 100 | 1.000 | 100 |
| 3 | M | PRCH | | 20 | PRCH | 6 | 1.000 | 6 |
| 4 | M | PATO | | 20 | Patio | 156 | 1.000 | 156 |
| 5 | M | RSPC | | 20 | Porch | 400 | 1.000 | 400 |
| 6 | G | 8 | | 20 | BIG | 900 | 1.000 | 900 |
| 7 | B | | | 20 | Basement | 912 | 1.000 | 912 |
| Total Building Area | | | | | | 4,230 | | 4,230 |



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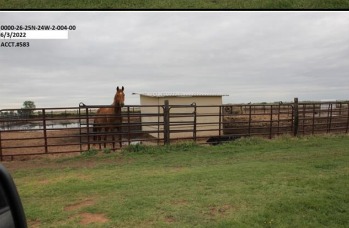
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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|---------------------------|-----------------------------|-----------------------|------------|--------------------------------|--------------|
|  | UTIL | Utility Building | 60x40x12 | | Formed Metal | 2,400 |
| | Qual 4 | Cond 4 | Year 2019 | Eff Age 6 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (11% Phys/ % Func) | RCNLD |
| | Base Cost (26.55 x 2,400) | | 63,720 | 63,720 | 7,009 | 56,711 |
|  | LNT0 | Lean To - Attached | 121x25x8 | | Formed Metal | 3,025 |
| | Qual 4 | Cond 4 | Year 2017 | Eff Age 7 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (41% Phys/ % Func) | RCNLD |
| | Base Cost (5.21 x 3,025) | | 15,760 | 15,760 | 6,462 | 9,298 |
|  | GBST | Grain Bin - Storage 2000 BU | 0x0x0 | | | 2,000 |
| | Qual 3 | Cond 3 | Year 2012 | Eff Age 14 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (49% Phys/ % Func) | RCNLD |
| | Base Cost (1.62 x 2,000) | | 3,240 | 3,240 | 1,588 | 1,652 |
|  | LNT0 | Lean To - Attached TO ARENA | 220x22x10 | | Formed Metal | 4,840 |
| | Qual 4 | Cond 4 | Year 2010 | Eff Age 13 | | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (54% Phys/ % Func) | RCNLD |
| | Base Cost (6.03 x 4,840) | | 29,185 | 29,185 | 15,760 | 13,425 |
|  | SHDS | Shipping/Storage Container | 18x10x6 | | | 180 |
| | Qual 3 | Cond 3 | Year 2010 | Eff Age 16 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (52% Phys/ % Func) | RCNLD |
| | Base Cost (22.12 x 180) | | 3,982 | 3,982 | 2,071 | 1,911 |
|  | ARNC | Horse Arena Covered | 220x120x12 | | Formed Metal | 26,400 |
| | Qual 4 | Cond 4 | Year 2003 | Eff Age 18 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (43% Phys/ % Func) | RCNLD |
| | Base Cost (7.46 x 26,400) | | 196,944 | 196,944 | 84,686 | 112,258 |
|  | ASC | Awing/Shelter(5) | 18x15x10 | | Formed Metal | 270 |
| | Qual 3 | Cond 3 | Year 2003 | Eff Age 17 | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (73% Phys/ % Func) | RCNLD |
| | Base Cost (3.94 x 270) | | 1,064 | 1,064 | 777 | 287 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------|---------------------------------|------------|--------------------------------|--------------|--------------|
|  | GBST | Grain Bin - Storage 1000 BU | 0x0x0 | | | 1,000 |
| | Qual 3 | Cond 3 | Year 2000 | Eff Age | 26 | |
| Valuation Summary | | Modifier Total | RCN | Depr (70% Phys/ % Func) | | RCNLD |
| Base Cost (1.62 x 1,000) | | 1,620 | | 1,620 | | 486 |
|  | SHDS | Shipping/Storage Container | 30x10x6 | | Formed Metal | 300 |
| | Qual 3 | Cond 3 | Year 2000 | Eff Age | 26 | |
| Valuation Summary | | Modifier Total | RCN | Depr (70% Phys/ % Func) | | RCNLD |
| Base Cost (19.56 x 300) | | 5,868 | | 5,868 | | 1,760 |
|  | GBST | Grain Bin - Storage (3) 3600 BU | 0x0x0 | | | 3,600 |
| | Qual 3 | Cond 3 | Year 2000 | Eff Age | 26 | |
| Valuation Summary | | Modifier Total | RCN | Depr (70% Phys/ % Func) | | RCNLD |
| Base Cost (1.62 x 3,600) | | 5,832 | | 5,832 | | 1,750 |
|  | SHDS | Shed, Wood | 12x12x8 | | Formed Metal | 144 |
| | Qual 3 | Cond 3 | Year 1996 | Eff Age | 30 | |
| Valuation Summary | | Modifier Total | RCN | Depr (76% Phys/ % Func) | | RCNLD |
| Base Cost (22.09 x 144) | | 3,181 | | 3,181 | | 763 |
|  | HAYS | Hay Shed Open Sides | 12x12x10 | | Formed Metal | 144 |
| | Qual 3 | Cond 3 | Year 1996 | Eff Age | 30 | |
| Valuation Summary | | Modifier Total | RCN | Depr (67% Phys/ % Func) | | RCNLD |
| Base Cost (8.51 x 144) | | 1,225 | | 1,225 | | 404 |
|  | HAYS | Hay Shed Open Sides | 12x12x10 | | Formed Metal | 144 |
| | Qual 3 | Cond 3 | Year 1996 | Eff Age | 30 | |
| Valuation Summary | | Modifier Total | RCN | Depr (67% Phys/ % Func) | | RCNLD |
| Base Cost (8.51 x 144) | | 1,225 | | 1,225 | | 404 |
|  | PACN | Paving - Concrete / BACK | 76x38x0 | | | 2,888 |
| | Qual 3 | Cond 3 | Year 1990 | Eff Age | 36 | |
| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | | RCNLD |
| Base Cost (3.78 x 2,888) | | 10,917 | | 10,917 | | 2,183 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|---------------------------|--------------------------------------|-----------------------|------------|--------------------------------|--------------|
|  | PACN | Paving - Concrete / CIRCLE DRIVEWAY | 138x23x0 | | | 3,174 |
| | Qual 3 | Cond 3 | Year 1990 | Eff Age | 36 | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (3.77 x 3,174) | | 11,966 | 11,966 | 9,573 | 2,393 |
|  | ASC | Awning/Shelter/Carport | 143x16x8 | | Formed Metal | 2,288 |
| | Qual 3 | Cond 3 | Year 1985 | Eff Age | 31 | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (3.94 x 2,288) | | 9,015 | 9,015 | 7,212 | 1,803 |
|  | LOAF | Loafing Shed | 50x40x10 | | Formed Metal | 2,000 |
| | Qual 3 | Cond 3 | Year 1985 | Eff Age | 41 | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (5.65 x 2,000) | | 11,300 | 11,300 | 9,040 | 2,260 |
|  | EPSW | Enclosed Porch - Solid Wall / OFFICE | 14x8x6 | | Formed Metal | 112 |
| | Qual 4 | Cond 4 | Year 1985 | Eff Age | 33 | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (71% Phys/ % Func) | RCNLD |
| | Base Cost (73.47 x 112) | | 8,229 | 8,229 | 5,843 | 2,386 |
|  | LOAF | Loafing Shed | 50x37x8 | | Formed Metal | 1,850 |
| | Qual 3 | Cond 3 | Year 1980 | Eff Age | 46 | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | Base Cost (6.06 x 1,850) | | 11,211 | 11,211 | 8,969 | 2,242 |
|  | UTIL | Utility Building | 30x24x10 | | Concrete Galvanized Metal | 720 |
| | Qual 4 | Cond 4 | Year 1980 | Eff Age | 37 | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (63% Phys/ % Func) | RCNLD |
| | Base Cost (29.37 x 720) | | 21,146 | 21,146 | 13,322 | 7,824 |
|  | UTIL | Utility Building | 120x50x10 | | Concrete Formed Metal | 6,000 |
| | Qual 3 | Cond 3 | Year 1980 | Eff Age | 46 | |
| | | | 0 | | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (69% Phys/ % Func) | RCNLD |
| | Base Cost (18.92 x 6,000) | | 113,520 | 113,520 | 78,329 | 35,191 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------------------|------------------------------------|-----------------------|--------------------------------|--------------------------------|--------------|
|  | GRDT | Garage - Detached | 32x30x12 | | Formed Metal | 960 |
| | Qual | 4 | Cond 4 | Year 1960 | Eff Age 53 | |
| | | | | 0 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (74% Phys/ % Func) | | RCNLD |
| Base Cost (46.20 x 960) | | 44,352 | | 44,352 32,820 | | 11,532 |
|  | PACN | Paving - Concrete / FRONT SIDEWALK | 31x7x0 | | | 217 |
| | Qual | 3 | Cond 3 | Year 1954 | Eff Age 72 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | |
| Base Cost (5.39 x 217) | | 1,170 | | 1,170 936 | | 234 |
|  | PACN | Paving - Concrete / SIDEWALK | 24x10x0 | | | 240 |
| | Qual | 3 | Cond 3 | Year 1954 | Eff Age 72 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | |
| Base Cost (5.06 x 240) | | 1,214 | | 1,214 971 | | 243 |



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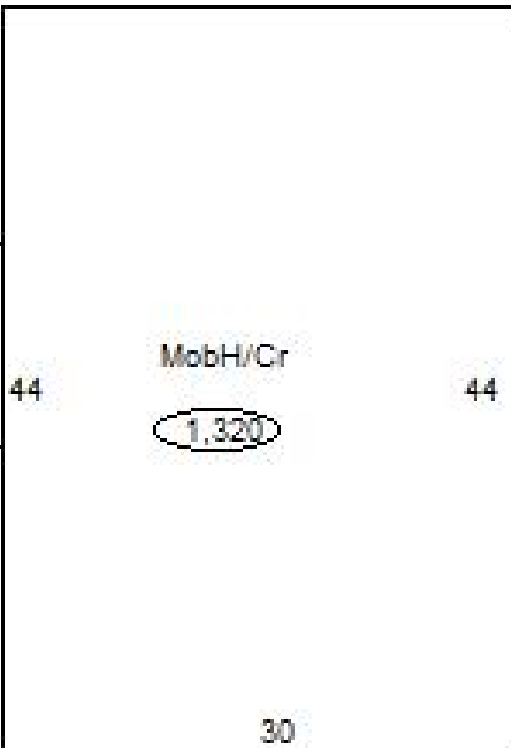
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Sketch Image

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Entry Steps

96



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 14 | Crawl | 20 | MobH/Cr | 1,320 | 1.000 | 1,320 |
| Total Building Area | | | | | | 1,320 | | 1,320 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---|--------------------------|---------------------------------------|-----------------------|------------|--------------------------------|--------------|
|  <p>0000-26-225h-249h-2-004-00 4/7/2012 ACCT-9583</p> | PACN | Paving - Concrete / WALKWAY FROM SHED | 16x6x0 | | | 96 |
| | Qual | 3 | Cond 3 | Year 2014 | Eff Age 12 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (69% Phys/ % Func) | RCNLD |
| | Base Cost (7.12 x 96) | 684 | | 684 | 472 | 212 |
|  <p>0000-26-225h-249h-2-004-00 4/7/2012 ACCT-9583</p> | PACN | Paving - Concrete / ENTRY STEPS | 12x8x0 | | | 96 |
| | Qual | 3 | Cond 3 | Year 2012 | Eff Age 14 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (77% Phys/ % Func) | RCNLD |
| | Base Cost (7.12 x 96) | 684 | | 684 | 527 | 157 |



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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 |
|---------------------|----------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| LC | LINCOLN SOILS | NP | 23 | | | 14.326 | 74 | 74 | 1,054 | 1,054 |
| PB | PRATT HUMMOCKY | NP | 40 | | | 5.293 | 128 | 128 | 677 | 677 |
| PC | PRATT LOAMY BILLOWY | NP | 37 | | | .057 | 118 | 118 | 7 | 7 |
| PD | PRATT LOAMY HUMMOCKY | NP | 31 | | | 26.869 | 99 | 99 | 2,665 | 2,665 |
| PE | PRATT LOAMY DUNED | NP | 20 | | | 2.155 | 64 | 64 | 138 | 138 |
| SD | SPUR LOAM | NP | 70 | | | 59.070 | 224 | 224 | 13,232 | 13,232 |
| YA | YAHOLA FINE SANDY | NP | 55 | | | 12.229 | 176 | 176 | 2,152 | 2,152 |
| NP Totals | | | | | | 120.000 | | | 19,925 | 19,925 |
| Total Agland | | | | | | 120.000 | | | 19,925 | 19,925 |