



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:00:51  
 Page 1

Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300000632 <b>Parcel ID</b> 0000-36-25N-24W-3-001-00 <b>Cadastral ID</b> 0000-25N-24W-36-3-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 104 - J-5-FORT SUPPLY <b>Name ID</b> 25434 MCCLENDON, THOMAS & CASSANDRA MCCLENDON  2884 STATE HWY 46 MAY OK 73851-  <b>Parcel Location</b> <b>Situs</b> 02884 HWY 46 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 36 / 25 / 24 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> J-5-FS - J-5-FORT SUPPLY (Woodward)																																																																																																																								
<b>Legal Description</b> Lat/Long: 36.59672556 -99.69660104 SEC 36-25-24 SW4 BOOK 788 PAGE 149 BOOK 788 PAGE 138 FD																																																																																																																								
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Date 02/06/2026  
 Time 06:00:51  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	3,758 / 3,758
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,758
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	, 548 Partition
Garage Type	403 Attached Garage - Finished
Remodel	
Year/Eff Age	1954 / 72

House	5/17/2022
-------	-----------

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted 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	70.75	Total Misc Impr	+ 49,563
Roofing Adj	+ 3.97	Garage Cost	+ 14,576
Subfloor Adj	+ -1.66	Total RCN	= 388,981
Heat/Cool Adj	+ 10.77	Depreciation ( 71%)	- 276,176
Plumbing Adj	+ 2.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,805
Adj Base Cost	= 86.44	Lot Value	+ 5,000
Total Area	x 3,758	Indicated Value	= 117,805
Adjusted Cost	= 324,842	Value Per SqFt	31.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,805		
Lot Value	5,000		
Indicated Value	117,805	31.35	Per SqFt
Agland Value	17,641		
Site Improvements	32,573		
Total Value	168,019	44.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	196	55x23	1990	1,265	35.90		45,414
CPAT	Carport - Attached	8416	30x15	2006	450	9.22		4,149



Harper

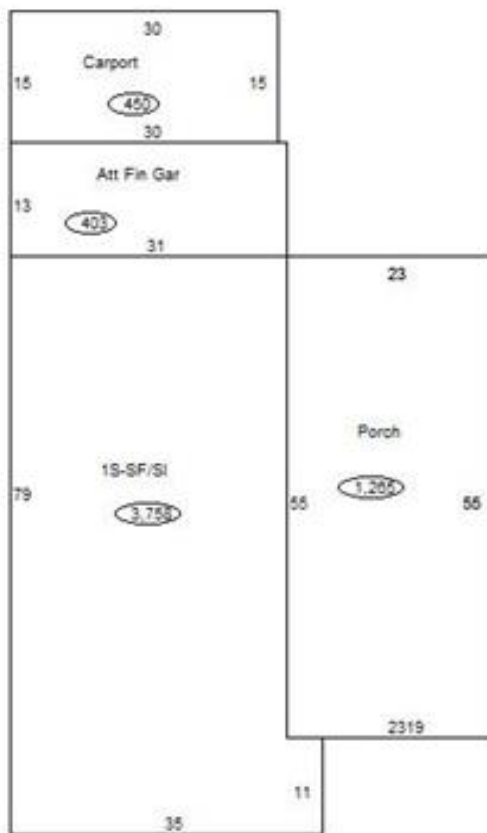
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:00:51  
 Page 3

Sketch Image

300000632



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	3,758	1.000	3,758
2	G	5		20	Att Fin Gar	403	1.000	403
3	M	RSPC		20	Porch	1,265	1.000	1,265
4	M	CPAT		20	Carport	450	1.000	450
<b>Total Building Area</b>						<b>3,758</b>		<b>3,758</b>



# Harper

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Date 02/06/2026  
 Time 06:00:51  
 Page 4

300000632

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shipping/Storage Container	26x8x6		Formed Metal	208		
	Qual	3	Cond	3	Year	2014	Eff Age	12
	0							
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (20.70 x 208)	4,306			4,306	1,981	2,325
	SHDS	Yard Shed - Metal / White	22x13x6	Base	Formed Metal	286		
	Qual	3	Cond	3	Year	2008	Eff Age	18
	0							
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (18.92 x 286)	5,411			5,411	3,030	2,381
	PACN	Paving - Concrete / Driveway	42x19x0			798		
	Qual	3	Cond	3	Year	2008	Eff Age	18
	0							
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.11 x 798)	3,280			3,280	2,624	656
	PRCH	Slab Porch - Covered / Back	12x10x0			120		
	Qual	3	Cond	3	Year	2008	Eff Age	18
	0							
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.62 x 120)	2,714			2,714	1,683	1,031
	SHDS	Shed - Small	33x23x12	Concrete	Formed Metal	759		
	Qual	4	Cond	4	Year	2005	Eff Age	17
	0							
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (19.52 x 759)	14,816			14,816	8,001	6,815
	GBST	Grain Bin - Storage White 4,200 BU	0x0x0			4,200		
	Qual	3	Cond	3	Year	2005	Eff Age	21
	0							
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (1.62 x 4,200)	6,804			6,804	4,150	2,654
	SHDS	Shed - Small / WHITE EAST OF HOUSE	30x25x6	Dirt	Formed Metal	750		
	Qual	4	Cond	4	Year	2005	Eff Age	17
	0							
		<b>Valuation Summary</b>	<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (15.12 x 750)	11,340			11,340	6,124	5,216



# Harper

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Date 02/06/2026  
 Time 06:00:51  
 Page 5

### Outbuildings/Site Improvements

300000632

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport/ ANIMAL SHELTER	25x25x6	Dirt	Galvanized Metal	625
	Qual 3	Cond 3	Year 1995	Eff Age	23	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (3.88 x 625)		2,425		2,425		485
	ASC	Awing/Shelter/Carport/ ANIMAL SHELTER	22x22x6	Dirt	Galvanized Metal	484
	Qual 3	Cond 3	Year 1995	Eff Age	23	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (3.88 x 484)		1,878		1,878		376
	ASC	Awing/Shelter/Carport/ ANIMAL SHELTER	20x16x6	Dirt	Galvanized Metal	320
	Qual 3	Cond 3	Year 1995	Eff Age	23	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (3.88 x 320)		1,242		1,242		248
	HAYS	Hay Shed Open Sides	75x25x8		Galvanized Metal	1,875
	Qual 3	Cond 3	Year 1980	Eff Age	46	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.66 x 1,875)		12,488		12,488		2,498
	GBST	Grain Bin 2 BINS @1500 BU. EACH	0x0x0	Dirt		3,000
	Qual 3	Cond 3	Year 1980	Eff Age	46	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.62 x 3,000)		4,860		4,860		972
	GBST	Grain Bin 1000 BU GR BN	0x0x0			1,000
	Qual 3	Cond 3	Year 1980	Eff Age	46	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.62 x 1,000)		1,620		1,620		324
	GBST	Grain Bin 1500 BU GR BN	0x0x0			1,500
	Qual 3	Cond 3	Year 1980	Eff Age	46	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.62 x 1,500)		2,430		2,430		486



# Harper




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Date 02/06/2026  
 Time 06:00:51  
 Page 6

300000632

### Outbuildings/Site Improvements

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	SHDS	Shed, Metal	15x14x6		Galvanized Metal	210
	Qual	3	Cond 3	Year 1980	Eff Age 46	
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.29 x 210)		4,051		4,051	3,241	810
	HAYS	Hay Shed Open Sides	60x43x14		Galvanized Metal	2,580
	Qual	4	Cond 4	Year 1980	Eff Age 37	
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.44 x 2,580)		21,775		21,775	16,985	4,790
	PACN	Paving - Concrete Small Driveway	13x47x0			611
	Qual	3	Cond 3	Year 1954	Eff Age 72	
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.14 x 611)		2,530		2,530	2,024	506



# Harper

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Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:00:51  
Page 7

### Agland Inventory

300000632

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			2.603	160	160	417	417
CA	CAREY SILT 1-3%	CR	50			28.424	255	255	7,234	7,234
DA	DALHART 1-3%	CR	50			2.030	255	255	517	517
DA	DALHART 1-3%	NP	50			1.471	160	160	235	235
MD	MANSKER LOAM 1-3%	CR	39			6.767	199	199	1,343	1,343
MD	MANSKER LOAM 1-3%	NP	39			.046	125	125	6	6
ME	MANSKER LOAM 3-5%	CR	31			8.669	158	158	1,368	1,368
ME	MANSKER LOAM 3-5%	NP	31			1.992	99	99	198	198
MG	MANSKER-POTTER 5-20%	CR	15			.334	76	76	25	25
MG	MANSKER-POTTER 5-20%	NP	15			7.308	48	48	351	351
QA	QUINLAN LOAM	CR	11			6.061	56	56	339	339
QA	QUINLAN LOAM	NP	11			53.664	35	35	1,889	1,889
QC	QUINLAN-WDWARD 5-12%	CR	14			6.321	71	71	450	450
QC	QUINLAN-WDWARD 5-12%	NP	14			12.299	45	45	551	551
WB	WOODWARD 3-8%	CR	33			10.921	168	168	1,834	1,834
WB	WOODWARD 3-8%	NP	33			3.430	106	106	362	362
WD	WOODWARD-QUINLAN3-8%	NP	23			5.929	74	74	436	436
WD	WOODWARD-QUINLAN3-8%	CR	23			.732	117	117	86	86
<b>CR Totals</b>						159.000			17,641	17,641
<b>Total Agland</b>						159.000			17,641	17,641