



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:06:12  
 Page 1

Assessment Data					Primary Image									
Account	300001015													
Parcel ID	0000-31-26N-20W-1-001-00													
Cadastral ID	0000-26N-20W-31-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	25666													
MCILVAIN, MICHAEL J.														
2077 ST. HWY 34 WOODWARD OK 73801-														
<b>Parcel Location</b>														
Situs	3126N20W11													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	31 / 26 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
f:\pictures\0000-31-26N-20W-1-001-00-001-000-001.jpg 7/29/2015														
<b>Legal Description</b> Lat/Long: 36.79055906 -99.39777012														
SEC.31-26-20 E2 TOD: BOOK 786 PAGE791 JASON PAUL MCILVAIN BOOK 786 PAGE 274														
<b>Building Permits</b>														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					786/274	MCILVAIN, MICHAEL J. &	12/12/2024	0	04					
					769/705	BELL, RUTH F. (TRUST)	08/10/2022	256,000	18					
					/	BELL, RUTH F. (TRUST)								
<b>Parcel Valuation</b>														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2023	Land Value	24,797	24,797	12%	2,976	Assessed	2,976	234.33					
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	24,797	24,797		2,976	Total Taxable	2,976	234.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300001015	MCILVAIN, MICHAEL J.			102	24,797	0	2,976	234.00					
2024	2024-300001015	MCILVAIN, MICHAEL J. &			102	24,797	0	2,976	242.00					
2023	2023-300001015	MCILVAIN, MICHAEL J. &			102	24,797	0	2,976	246.00					
2022	2022-300001015	MCILVAIN, MICHAEL J. &			102	24,797	0	2,976	245.00					
2021	2021-300001015	BELL, RUTH F. (TRUST)			102	24,797	0	2,976	246.00					
2020	2020-300001015	BELL, RUTH F. (TRUST)			102	24,797	0	2,976	245.00					
2019	2019-0001015	BELL, RUTH F. (TRUST)			102	24,797		2,976	247.00					
2018	2018-0001015	BELL, RUTH F. (TRUST)			102	24,797		2,976	247.00					
2017	2017-0001015	BELL, RUTH F. (TRUST)			102	24,797		2,976	247.00					
2016	2016-0001015	BELL, RUTH F. (TRUST)			102	24,797		2,976	253.00					
2015	2015-0001015	BELL, RUTH F. (TRUST)			102	24,797		2,976	236.00					
2014	2014-0001015	BELL, RUTH F. (TRUST)			102	24,797		2,976	238.00					
2013	2013-0001015	BELL, RUTH F. (TRUST)			102	24,797		2,976	237.00					



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:06:12  
 Page 2

Lot Data		Primary Image																																														
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value		<p>f:\pictures\0000-31-26N-20W-1-001-00-001-000-001.jpg 7/29/2015</p>																																														
<b>Residential Data</b> 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 /																																																
<b>Cost Approach</b>		<b>GRM Approach</b> GRM Code Gross Rent Indicated Value																																														
<b>Manual :</b>		<b>Multiple Regression</b> MRA Code Adjusted R Indicated Value																																														
<table border="1"> <tr> <td>Base Cost</td><td>0.00</td> <td>Total Misc Impr</td><td>+</td><td>0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 0.00</td> <td>Garage Cost</td><td>+</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>0</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td> <td>Depreciation ( 0%)</td><td>-</td><td>0</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 0.00</td> <td>Lump Sums</td><td>+</td><td>0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td></td> </tr> <tr> <td>Adj Base Cost</td><td>= 0.00</td> <td>Lot Value</td><td>+</td><td></td> </tr> <tr> <td>Total Area</td><td>x</td> <td>Indicated Value</td><td>=</td><td></td> </tr> <tr> <td>Adjusted Cost</td><td>= 0</td> <td>Value Per SqFt</td><td></td><td>0.00</td> </tr> </table>		Base Cost	0.00	Total Misc Impr	+	0	Roofing Adj	+ 0.00	Garage Cost	+		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	=		Adj Base Cost	= 0.00	Lot Value	+		Total Area	x	Indicated Value	=		Adjusted Cost	= 0	Value Per SqFt		0.00	<b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value	
Base Cost	0.00	Total Misc Impr	+	0																																												
Roofing Adj	+ 0.00	Garage Cost	+																																													
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	=																																													
Adj Base Cost	= 0.00	Lot Value	+																																													
Total Area	x	Indicated Value	=																																													
Adjusted Cost	= 0	Value Per SqFt		0.00																																												
		<b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 24,797 Site Improvements Total Value 24,797 0.00 Total Value Per SqFt																																														
<b>Miscellaneous Improvements</b>																																																
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																								



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:06:12  
Page 3

### Agland Inventory

300001015

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	LPI		39.000	160	160	6,240	6,240
QA	QUINLAN LOAM	NP	11	LPI		57.000	35	35	2,006	2,006
QC	QUINLAN-WDWARD 5-12%	NP	14	LPI		40.000	45	45	1,792	1,792
WB	WOODWARD 3-8%	NP	33	LPI		38.000	106	106	4,013	4,013
WD	WOODWARD-QUINLAN3-8%	NP	23	LPI		146.000	74	74	10,746	10,746
<b>NP Totals</b>						320.000			24,797	24,797
<b>Total Agland</b>						320.000			24,797	24,797