



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	300001341				No Image On File									
Parcel ID	0000-08-26N-23W-3-002-00													
Cadastral ID	0000-26N-23W-08-3-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	102 - 4R-BUFFALO													
Name ID	25434													
MCCLENDON, THOMAS & CASSANDRA MCCLENDON														
2884 STATE HWY 46 MAY OK 73851-														
Parcel Location														
Situs	E 19 RD													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	8 / 26 / 23 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.78695802 -99.73276678														
Building Permits														
SEC.8-26-23 SW4SW4 BOOK 778 PAGE 339 JTWD														
<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										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					778/339	KOVARIK, STEPHEN FRANCIS AND	10/27/2023	480,000	18					
					735/680	HEDGES FAMILY INTERESTS,	06/05/2018	38,933	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	6,562	6,562	12%	787	Assessed	787	61.97					
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	6,562	6,562		787	Total Taxable	787	62.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001341	MCCLENDON, THOMAS &	102	6,562	0	787	62.00							
2024	2024-300001341	MCCLENDON, THOMAS &	102	6,562	0	787	64.00							
2023	2023-300001341	KOVARIK, STEPHEN FRANCIS AND	102	6,562	0	787	65.00							
2022	2022-300001341	KOVARIK, STEPHEN FRANCIS AND	102	6,825	0	819	67.00							
2021	2021-300001341	KOVARIK, STEPHEN FRANCIS AND	102	6,825	0	819	68.00							
2020	2020-300001341	KOVARIK, STEPHEN FRANCIS AND	102	6,825	0	819	67.00							
2019	2019-0001341	KOVARIK, STEPHEN FRANCIS AND	102	6,825		819	68.00							
2018	2018-0001341	KOVARIK, STEPHEN FRANCIS AND	102	6,825		819	68.00							
2017	2017-0001341	HEDGES FAMILY INTERESTS, LLC	102	6,825		819	68.00							
2016	2016-0001341	HEDGES FAMILY INTERESTS, LLC	102	6,825		819	70.00							
2015	2015-0001341	HEDGES FAMILY INTERESTS, LLC	102	6,825		819	65.00							
2014	2014-0001341	HEDGES FAMILY INTERESTS, LLC	102	6,825		819	66.00							
2013	2013-0001341	HEDGES FAMILY INTERESTS, LLC	102	6,825		819	65.00							



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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								
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 /				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 :		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 6,562			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 6,562 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
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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Agland Inventory

300001341

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			.486	160	160	78	78
CA	CAREY SILT 1-3%	CR	50			19.467	255	255	4,954	4,954
QA	QUINLAN LOAM	NP	11			7.339	35	35	258	258
QA	QUINLAN LOAM	CR	11			1.530	56	56	86	86
WB	WOODWARD 3-8%	NP	33			.805	106	106	85	85
WD	WOODWARD-QUINLAN3-8%	NP	23			2.618	74	74	193	193
WD	WOODWARD-QUINLAN3-8%	CR	23			7.756	117	117	908	908
CR Totals						40.000			6,562	6,562
Total Agland						40.000			6,562	6,562