



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	300001386													
Parcel ID	0000-18-26N-23W-1-003-00													
Cadastral ID	0000-26N-23W-18-1-003-00													
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 20 RD													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	18 / 26 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
f:\pictures\0000-18-26N-23W-1-003-00-001-000-001.jpg 9/11/2014														
Legal Description Lat/Long: 36.77783610 -99.72367084														
SEC.18-26-23 E2E2; W2SE4; E2SW4 BOOK 778 PAGE 339 JTWD														
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></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	32,537	32,537	12%	3,904	Assessed	3,904	307.40					
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	32,537	32,537		3,904	Total Taxable	3,904	307.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001386	MCCLENDON, THOMAS &	102	32,537	0	3,904	307.00							
2024	2024-300001386	MCCLENDON, THOMAS &	102	32,537	0	3,904	318.00							
2023	2023-300001386	KOVARIK, STEPHEN FRANCIS AND	102	32,537	0	3,904	323.00							
2022	2022-300001386	KOVARIK, STEPHEN FRANCIS AND	102	33,892	0	4,067	335.00							
2021	2021-300001386	KOVARIK, STEPHEN FRANCIS AND	102	33,892	0	4,067	336.00							
2020	2020-300001386	KOVARIK, STEPHEN FRANCIS AND	102	33,892	0	4,067	335.00							
2019	2019-0001386	KOVARIK, STEPHEN FRANCIS AND	102	33,892		4,067	337.00							
2018	2018-0001386	KOVARIK, STEPHEN FRANCIS AND	102	33,892		4,067	337.00							
2017	2017-0001386	HEDGES FAMILY INTERESTS, LLC.	102	33,892		4,067	338.00							
2016	2016-0001386	HEDGES FAMILY INTERESTS, LLC.	102	33,892		4,067	346.00							
2015	2015-0001386	HEDGES FAMILY INTERESTS, LLC.	102	33,892		4,067	323.00							
2014	2014-0001386	HEDGES FAMILY INTERESTS, LLC.	102	33,892		4,067	326.00							
2013	2013-0001386	HEDGES FAMILY INTERESTS, LLC.	102	33,892		4,067	324.00							



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Lot Data		Primary Image						
Lot Size	-	<p>0000-18-26N-24W-1-003-00</p> <p>9/9/2014</p> <p>f:\pictures\0000-18-26N-23W-1-003-00-001-000-001.jpg 9/11/2014</p>						
Lot Count	-							
Units Buildable	-							
Non-Ag Acres	0							
Topography	-							
Street Access	-							
Utilities	-							
Amenities	-							
Method	-							
Base Lot Value	-							
Factor Value	-	GRM Approach						
Adjustments	-	GRM Code						
Lot Value	-	Gross Rent						
Residential Data		Indicated Value						
Type	-	Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adjusted R						
Architecture	-	Indicated Value						
Style	-	Direct Comparables						
Exterior Wall	-	Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style	-	Adjustment Model						
HVAC	-	DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover	-	Comparables						
Area on Slab	-	Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area	-	Cost Approach						
Garage Type	-	Improvements						
Remodel	-	Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		32,537						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	32,537 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	= 0							
Lot Value	+ 0.00							
Indicated Value	= 0.00							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300001386

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			.673	160	160	108	108
DA	DALHART 1-3%	CR	50			4.145	255	255	1,055	1,055
MD	MANSKER LOAM 1-3%	CR	39			100.708	199	199	19,991	19,991
MD	MANSKER LOAM 1-3%	NP	39			15.362	125	125	1,917	1,917
PD	PRATT LOAMY HUMMOCKY	CR	31			.092	158	158	14	14
PD	PRATT LOAMY HUMMOCKY	NP	31			.186	99	99	18	18
QA	QUINLAN LOAM	CR	11			2.234	56	56	125	125
QA	QUINLAN LOAM	NP	11			58.462	35	35	2,058	2,058
QC	QUINLAN-WDWARD 5-12%	NP	14			7.338	45	45	329	329
QC	QUINLAN-WDWARD 5-12%	CR	14			3.504	71	71	250	250
RD	ROUGH BROKEN LAND	NP	10			89.857	32	32	2,875	2,875
RD	ROUGH BROKEN LAND	CR	10			.042	51	51	2	2
WB	WOODWARD 3-8%	NP	33			1.256	106	106	133	133
WD	WOODWARD-QUINLAN3-8%	CR	23			23.065	117	117	2,700	2,700
WD	WOODWARD-QUINLAN3-8%	NP	23			13.077	74	74	962	962
NP Totals						320.000			32,537	32,537
Total Agland						320.000			32,537	32,537