



# 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	300003260													
Parcel ID	0000-22-28N-22W-1-001-00													
Cadastral ID	0000-28N-22W-22-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13766													
MCLEMORE, KATHY DIANN														
% KATHY CONNER														
11909 BERGAMO LANE OKLAHOMA CITY OK 73170-0000														
<b>Parcel Location</b>														
Situs	2228N22W11													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	22 / 28 / 22 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 6/12/2024														
<b>Legal Description</b> Lat/Long: 36.89609619 -99.50972975														
SEC 22-28-22 E2NE4 BK 524 PAGE 131-132-133														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	MCLEMORE, KATHY DIANN													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	14,156	11,710	12%	1,405	Assessed	3,159 248.74						
Year Frozen		Improvements	30,829	14,619		1,754	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0.00						
TIF Project ID	0	Total Value	44,985	26,329	3,159	Total Taxable	3,159	249.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003260	MCLEMORE, KATHY DIANN	102	44,985	0	3,067	241.00							
2024	2024-300003260	MCLEMORE, KATHY DIANN	102	45,142	0	2,979	243.00							
2023	2023-300003260	MCLEMORE, KATHY DIANN	102	41,731	0	2,891	239.00							
2022	2022-300003260	MCLEMORE, KATHY DIANN	102	26,932	0	2,808	231.00							
2021	2021-300003260	MCLEMORE, KATHY DIANN	102	30,823	0	2,725	225.00							
2020	2020-300003260	MCLEMORE, KATHY DIANN	102	30,823	0	2,647	218.00							
2019	2019-0003260	MCLEMORE, KATHY DIANN	102	30,823		2,569	213.00							
2018	2018-0003260	MCLEMORE, KATHY DIANN	102	30,823		2,494	207.00							
2017	2017-0003260	MCLEMORE, KATHY DIANN	102	29,517		2,422	201.00							
2016	2016-0003260	MCLEMORE, KATHY DIANN	102	29,517		2,352	200.00							
2015	2015-0003260	MCLEMORE, KATHY DIANN	102	28,796		2,284	181.00							
2014	2014-0003260	MCLEMORE, KATHY DIANN	102	27,647		2,217	178.00							
2013	2013-0003260	MCLEMORE, KATHY DIANN	102	27,647		2,153	171.00							



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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	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,649 / 1,649
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103

HOUSE	6/12/2024
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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	71.59	Total Misc Impr	+ 0
Roofing Adj	+ 3.71	Garage Cost	+ 0
Subfloor Adj	+ 1.86	Total RCN	= 134,740
Heat/Cool Adj	+ 1.40	Depreciation ( 80%)	- 107,792
Plumbing Adj	+ 3.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,948
Adj Base Cost	= 81.71	Lot Value	+ 5,000
Total Area	x 1,649	Indicated Value	= 31,948
Adjusted Cost	= 134,740	Value Per SqFt	19.37

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,948		
Lot Value	5,000		
Indicated Value	31,948	19.37	Per SqFt
Agland Value	9,156		
Site Improvements	4,051		
Total Value	45,155	27.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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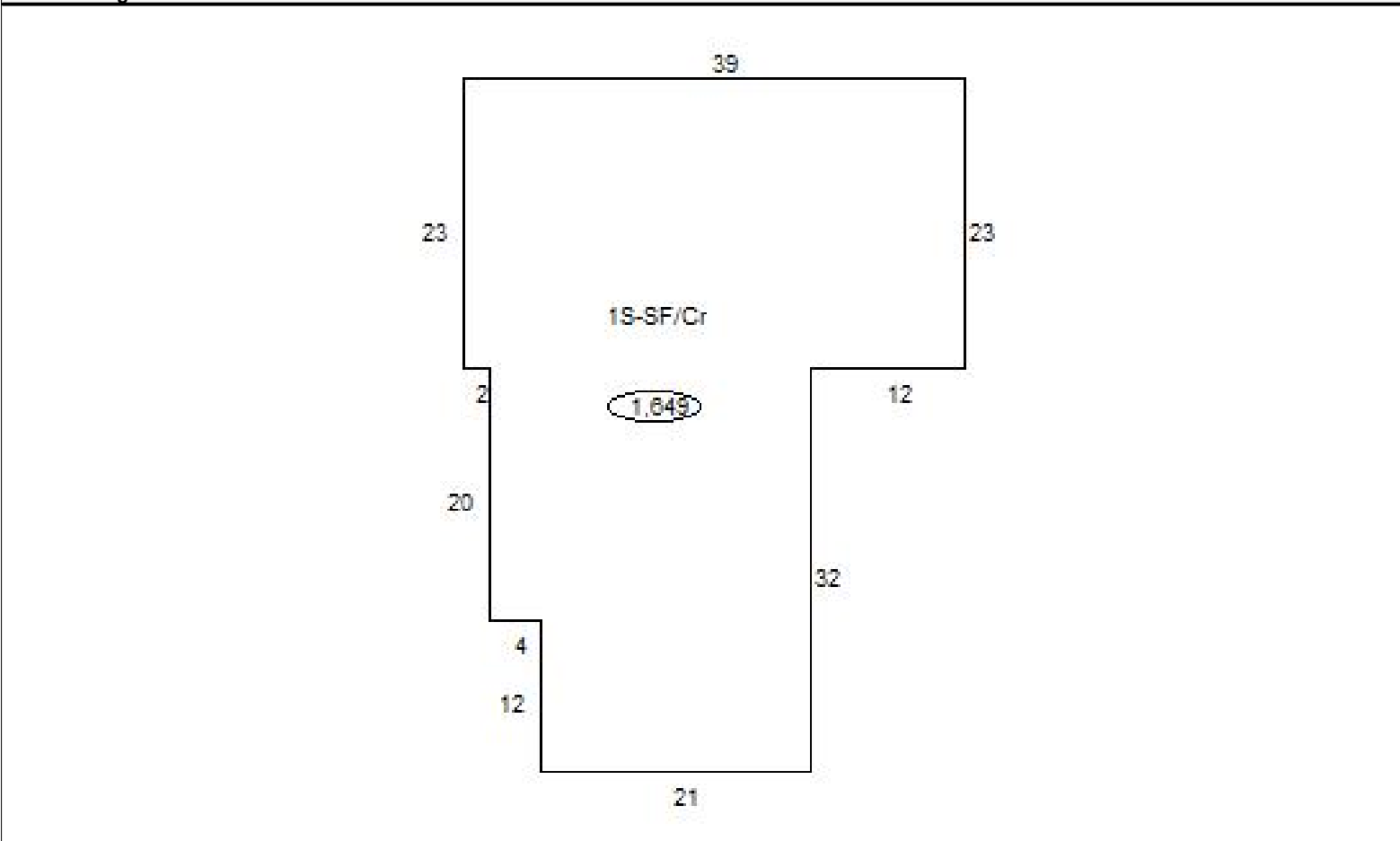
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Sketch Image

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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	1,649	1.000	1,649
<b>Total Building Area</b>						1,649		1,649



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	11x8x6	Dirt		88
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.20 x 88)	1,954		1,954	782	1,172
	LOAF	Loafing Shed	12x8x8	Dirt	Formed Metal	96
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.06 x 96)	582		582	233	349
	LOAF	Loafing Shed	12x8x8	Dirt	Formed Metal	96
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.06 x 96)	582		582	233	349
	BNV	Carport - RV - *ILL RON LAKE**Pers Prop	25x12x0			300
	Qual	3	Cond 3	Year 2013	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (0.00 x 300)					
	SHDS	Yard Shed - Metal (container)	10x6x6	Dirt	Formed Metal	60
	Qual	2	Cond 2	Year 2012	Eff Age 17	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.19 x 60)	1,211		1,211	654	557
	BFT1	Bulk Feed Tank - Single	0x0x0	Dirt		1
	Qual	1	Cond 1	Year 1970	Eff Age 78	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (242.28 x 1)	242	0	242	194	48
	SHDS	Yard Shed - Wood	8x10x6	Dirt	Galvanized Metal	80
	Qual	1	Cond 1	Year 1960	Eff Age 92	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.37 x 80)	1,150		1,150	920	230



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Poor Roof	32x28x10	Dirt	Galvanized Metal	896	
	Qual	1	Cond 1	Year 1950	Eff Age 106		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (7.11 x 896)		6,371			6,371	5,097	1,274
	LOAF	Loafing Shed	15x5x6	Dirt	Wood Shingle	75	
	Qual	1	Cond 1	Year 1950	Eff Age 106		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.77 x 75)		358			358	286	72



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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
QA	QUINLAN LOAM	CR	11			1.911	56	56	107	107
QA	QUINLAN LOAM	NP	11			9.577	35	35	337	337
QC	QUINLAN-WDWARD 5-12%	CR	14			13.062	71	71	931	931
QC	QUINLAN-WDWARD 5-12%	NP	14			1.467	45	45	66	66
WB	WOODWARD 3-8%	CR	33			33.992	168	168	5,710	5,710
WB	WOODWARD 3-8%	NP	33			18.991	106	106	2,005	2,005
<b>NP Totals</b>						79.000			9,156	9,156
<b>Total Agland</b>						79.000			9,156	9,156