




# 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	300003299				 <p>HOUSE 5/23/2024</p>									
Parcel ID	0000-31-28N-22W-1-002-00													
Cadastral ID	0000-28N-22W-31-1-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13781													
MCPHAIL, DAVID & MARILYN MCPHAIL														
19150 E 10 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	3128N22W12													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	31 / 28 / 22 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.86507962 -99.56188945														
SEC. 31-28-22 W2NE4 BOOK 722 PAGE 619														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	MCPHAIL, DAVID &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	13,677	13,677	12%	1,641	Assessed	11,566	910.71					
Year Frozen		Improvements	17,803	11,198		1,344	Penalty	0						
Uncapped Value	0	Mobile Home	71,506	71,506		8,581	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	102,986	96,381		11,566	Total Taxable	10,566	832.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003299	MCPHAIL, DAVID &	102	102,986	1000	10,229	805.00							
2024	2024-300003299	MCPHAIL, DAVID &	102	104,599	1000	9,377	764.00							
2023	2023-300003299	MCPHAIL, DAVID &	102	94,946	1000	9,075	751.00							
2022	2022-300003299	MCPHAIL, DAVID &	102	87,968	1000	8,782	722.00							
2021	2021-300003299	MCPHAIL, DAVID &	102	79,142	1000	8,498	702.00							
2020	2020-300003299	MCPHAIL, DAVID &	102	79,456	1000	8,535	702.00							
2019	2019-0003299	MCPHAIL, DAVID &	102	81,550		8,787	728.00							
2018	2018-0003299	MCPHAIL, DAVID &	102	82,945		8,954	742.00							
2017	2017-0003299	MCPHAIL, DAVID &	102	27,883		3,027	252.00							
2016	2016-0003299	RADFORD, MERLIN G. ETUX	102	27,883		2,939	250.00							
2015	2015-0003299	RADFORD, MERLIN G. ETUX	102	27,439		2,854	227.00							
2014	2014-0003299	RADFORD, MERLIN G. ETUX	102	26,710		2,771	222.00							
2013	2013-0003299	RADFORD, MERLIN G. ETUX	102	26,710		2,690	214.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	6 Mobile Home 54 x 28
Condition	3.2 - Average
Quality	3.2 - Average
Architecture	
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,512 / 1,512
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 11

HOUSE	5/23/2024
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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	50.40	Total Misc Impr	+ 977
Roofing Adj	+ 2.41	Garage Cost	+ 91,168
Subfloor Adj	+ 0.00	Total RCN	= 23,704
Heat/Cool Adj	+ 2.63	Depreciation ( 26%)	- 0
Plumbing Adj	+ 4.21	Lump Sums	+ 67,464
Basement Adj	+ 0.00	RCNLD	= 2,500
Adj Base Cost	= 59.65	Lot Value	+ 69,964
Total Area	x 1,512	Indicated Value	= 46.27
Adjusted Cost	= 90,191	Value Per SqFt	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,464		
Lot Value	2,500		
Indicated Value	69,964	46.27	Per SqFt
Agland Value	11,177		
Site Improvements	17,121		
Total Value	98,262	64.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	12066	6x6	2015	36	27.15		977



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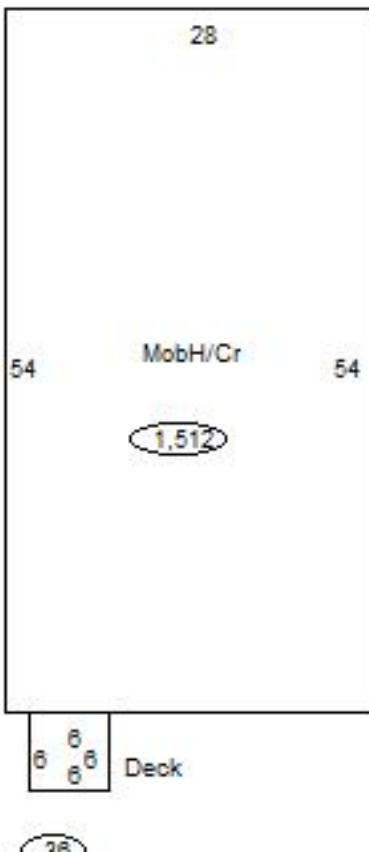
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,512	1.000	1,512
2	M	WODO		20	Deck	36	1.000	36
<b>Total Building Area</b>						1,512		1,512



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	24x10x8		Formed Metal	240	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (19.99 x 240)		4,798		4,798	480	4,318
	CPDT	Carport - Detached DOUBLE	24x20x12		Formed Metal	480	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (6.98 x 480)		3,350		3,350	1,374	1,976
	CKCP	CHICKEN PEN	16x10x6		Galvanized Metal	160	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (5.19 x 160)		830		830	498	332
 <small>0000-31-28N-22W-1-002-00 11-30-2020 #3209</small>	HAYS	Open Face Shed	14x16x8		Galvanized Metal	224	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (7.94 x 224)		1,779		1,779	1,423	356
	UTIL	Utility Building	60x30x10		Galvanized Metal	1,800	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (23.47 x 1,800)		42,246		42,246	32,107	10,139
	BNV	OLD BARN/STG	18x52x6		Galvanized Metal	936	
	Qual	1	Cond 1	Year 1950	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 936)						



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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
CA	CAREY SILT 1-3%	CR	50			8.823	255	255	2,245	2,245
CA	CAREY SILT 1-3%	NP	50			13.085	160	160	2,094	2,094
QA	QUINLAN LOAM	NP	11			14.744	35	35	519	519
TE	TIVOLI-QUINLAN	CR	12			.053	61	61	3	3
WB	WOODWARD 3-8%	CR	33			28.806	168	168	4,839	4,839
WB	WOODWARD 3-8%	NP	33			13.989	106	106	1,477	1,477
<b>NP Totals</b>						79.500			11,177	11,177
<b>Total Agland</b>						79.500			11,177	11,177