



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	300004637				<p>0050-00-014-023-0-001-00_007.JPG 7/11/2022</p>									
Parcel ID	0050-00-014-023-0-001-00													
Cadastral ID	0050-014-023-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	102 - 4R-BUFFALO													
Name ID	14283													
MCLAIN, STACY														
217 HUCKABY ST - SELMAN BUFFALO OK 73834-														
Parcel Location														
Situs	00217 HUCKABY ST													
Subdivision	SELMAN													
Lot/Block	0023 / 0014	Parcel Size 24 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.80215465 -99.48767394														
Building Permits														
SELMAN BLOCK 14 ALL BLOCK LOTS 1-24														
<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					
					/	MCLAIN, STACY								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,830	2,531	12%	304	Assessed	2,871	226.06					
Year Frozen		Improvements	10,728	6,726		807	Penalty	0						
Uncapped Value	0	Mobile Home	15,062	14,665		1,760	Exemption	0	0.00					
TIF Project ID	0	Total Value	28,620	23,922		2,871	Total Taxable	2,871	226.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004637	MCLAIN, STACY	102	28,620	0	2,734	215.00							
2024	2024-300004637	MCLAIN, STACY	102	28,999	0	2,603	212.00							
2023	2023-300004637	MCLAIN, STACY	102	25,796	0	2,480	205.00							
2022	2022-300004637	MCLAIN, STACY	102	19,683	0	2,362	194.00							
2021	2021-300004637	MCLAIN, STACY	102	19,683	0	2,362	195.00							
2020	2020-300004637	MCLAIN, STACY	102	19,683	0	2,271	187.00							
2019	2019-0004637	MCLAIN, DON, ETUX	102	19,683		1,163	96.00							
2018	2018-0004637	MCLAIN, DON, ETUX	102	11,237		349	29.00							
2017	2017-0004637	MCLAIN, DON, ETUX	102	11,186		343	29.00							
2016	2016-0004637	MCLAIN, DON, ETUX	102	14,134		403	34.00							
2015	2015-0004637	MCLAIN, DON, ETUX	102	11,347		362	29.00							
2014	2014-0004637	MCLAIN, DON, ETUX	102	11,015		322	26.00							
2013	2013-0004637	MCLAIN, DON, ETUX	102	11,015		293	23.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.2 Topography Street Access Utilities Amenities Method Acre Base Lot Value .20 x 12,500.00 = 2,500 Factor Value Adjustments Lot Value 2,500		<p>0050-00-014-023-0-001-00 07/11/22</p> <p>0050-00-014-023-0-001-00_007.JPG 7/11/2022</p>

Residential Data	
Type	6 Mobile Home 43 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,250 / 1,250
Style	100% Single Wide
HVAC	100% Wall Furnace 1 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 52

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	48.36	Total Misc Impr	+ 4,246
Roofing Adj	+ 2.31	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 74,121
Heat/Cool Adj	+ 0.51	Depreciation (80%)	- 59,297
Plumbing Adj	+ 4.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,824
Adj Base Cost	= 55.90	Lot Value	+ 2,500
Total Area	x 1,250	Indicated Value	= 17,324
Adjusted Cost	= 69,875	Value Per SqFt	13.86

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	14,824	
Lot Value	2,500	
Indicated Value	17,324	13.86 Per SqFt
Agland Value	330	
Site Improvements	10,352	
Total Value	28,006	22.40 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	2073	288		288	13.52		3,894
PATO	Raised Slab Porch - Open	8530	6x6		36	9.78		352



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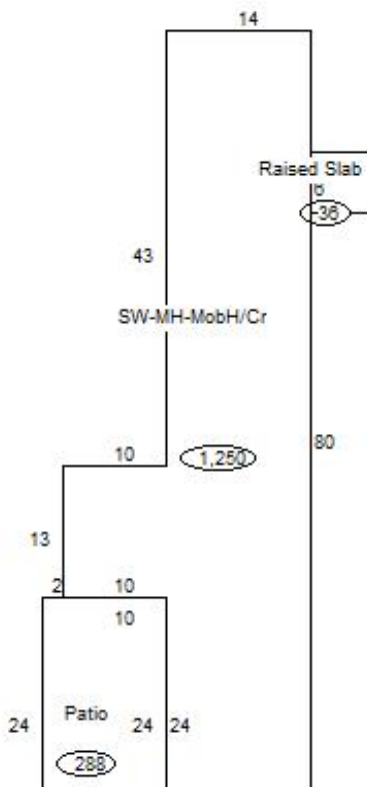
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,250	1.000	1,250
2	M	PATC		20	Patio	288	1.000	288
3	M	PATO		20	Raised Slab	36	1.000	36
Total Building Area						1,250		1,250



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	20x16x8		Formed Metal	320
	Qual	3	Cond 3	Year 2018	Eff Age 6	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (24% Phys/ % Func)	RCNLD
	Base Cost (3.94 x 320)	1,261		1,261	303	958
	LOAF	Loafing Shed	12x10x6		Formed Metal	120
	Qual	3	Cond 3	Year 2018	Eff Age 8	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (5.84 x 120)	701		701	259	442
	CPRV	Carport - RV	20x20x12		Formed Metal	400
	Qual	3	Cond 3	Year 2017	Eff Age 9	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
	Base Cost (10.17 x 400)	4,068		4,068	1,831	2,237
	SHDS	Shed - Small	20x18x8		Formed Metal	360
	Qual	3	Cond 3	Year 2014	Eff Age 12	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (17.61 x 360)	6,340		6,340	2,916	3,424
	SHDS	Yard Shed - Metal	12x10x6		Formed Metal	120
	Qual	3	Cond 3	Year 2008	Eff Age 18	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (22.95 x 120)	2,754		2,754	1,542	1,212
	LOAF	Loafing Shed	30x12x6		Galvanized Metal	360
	Qual	3	Cond 3	Year 1980	Eff Age 46	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 360)	2,034		2,034	1,627	407
	SHDS	Shed - Small	30x16x8		Formed Metal	480
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.42 x 480)	8,362		8,362	6,690	1,672



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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
SA	ST.PAUL 0-1%	NP	60	LPI		.600	192	192	115	115
SA	ST.PAUL 0-1%	NP	60	LPI		.960	192	192	184	184
SA	ST.PAUL 0-1%	NP	60	LPI		.160	192	192	31	31
NP Totals						1.720			330	330
Total Agland						1.720			330	330