



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:55:44  
 Page 1

Assessment Data					Primary Image									
Account	300004658													
Parcel ID	0050-00-020-009-0-001-00													
Cadastral ID	0050-020-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	25363													
MCLAIN, HAILEY														
P O BOX 84 BUFFALO OK 73834-														
Parcel Location														
Situs	Selman 202721													
Subdivision	SELMAN													
Lot/Block	0009 / 0020	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.77015071 -99.54150296														
SELMAN BLOCK 20 LOTS 9-10 BOOK 776 PAGE 574														
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					
					776/574	MCLAIN, JOE M. AND HAILEY MCLAIN	07/14/2023	0	04					
					775/755	MCLAIN, JOE M.	05/30/2023		04					
					775/751	MCLAIN, JOE &	05/30/2023		04					
					576/205	MILLER, JACK A.C., ETUX	08/13/2002	9,000	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	120	120	14	Assessed	185	14.57						
Year Frozen		Improvements	1,424	1,424	171	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	1,544	1,544	185	Total Taxable	185	15.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004658	MCLAIN, HAILEY	102	1,544	0	176	14.00							
2024	2024-300004658	MCLAIN, HAILEY	102	1,454	0	168	14.00							
2023	2023-300004658	MCLAIN, HAILEY	102	1,336	0	160	13.00							
2022	2022-300004658	MCLAIN, JOE &	102	1,336	0	160	13.00							
2021	2021-300004658	MCLAIN, JOE AND	102	1,336	0	160	13.00							
2020	2020-300004658	MCLAIN, JOE AND	102	1,336	0	160	13.00							
2019	2019-0004658	MCLAIN, JOE AND	102	1,378		165	14.00							
2018	2018-0004658	MCLAIN, JOE AND	102	1,378		165	14.00							
2017	2017-0004658	MCLAIN, JOE AND	102	1,378		165	14.00							
2016	2016-0004658	MCLAIN, JOE AND	102	1,378		165	14.00							
2015	2015-0004658	MCLAIN, JOE AND	102	1,378		165	13.00							
2014	2014-0004658	MCLAIN, JOE AND	102	1,378		165	13.00							
2013	2013-0004658	MCLAIN, JOE AND	102	1,378		165	13.00							



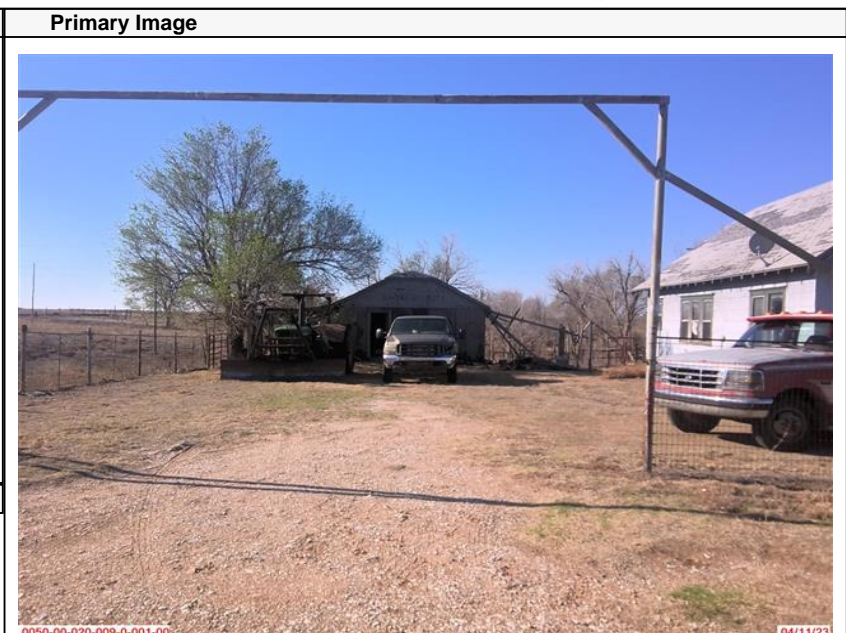
# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:55:44  
 Page 2

Lot Data		Acre - TRACTS & ACREAGE	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.16		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	.16 x 750.00 = 120		
Factor Value			
Adjustments			
Lot Value	120		



DETACHED GARAGE 4/12/2023

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 :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 120
Total Area	x	Indicated Value	= 120
Adjusted Cost	= 0	Value Per SqFt	0.00

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	120
Indicated Value	120 0.00 Per SqFt
Agland Value	
Site Improvements	1,442
Total Value	1,562 0.00 Total Value Per SqFt

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



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:55:44  
Page 3

300004658

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Storage	20x20x10			400		
	Qual	3	Cond	3	Year	1950	Eff Age	76

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (18.03 x 400)	7,212		7,212	5,770	1,442