



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:55:45
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Assessment Data					Primary Image														
Account 300004659 Parcel ID 0050-00-020-011-0-001-00 Cadastral ID 0050-020-011-00-0-001-00 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 0011 / 0020 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0050-00-020-009-0-001-00 04/11/23</p>														
Legal Description Lat/Long: 36.78105564 -99.54603667					Building Permits														
SELMAN BLOCK 20 LOTS 11-12 BOOK 776 PAGE 574					<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										
H	Homestead	No	1,000		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	2,500	777	12%	93	Assessed	2,196	172.91										
Year Frozen		Improvements	20,885	17,524		2,103	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	23,385	18,301		2,196	Total Taxable	2,196	173.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300004659	MCLAIN, HAILEY			102	23,385	0	2,092	165.00										
2024	2024-300004659	MCLAIN, HAILEY			102	25,034	0	1,992	162.00										
2023	2023-300004659	MCLAIN, HAILEY			102	23,545	1000	897	74.00										
2022	2022-300004659	MCLAIN, JOE &			102	23,545	1000	842	69.00										
2021	2021-300004659	MCLAIN, JOE AND			102	23,545	1000	789	65.00										
2020	2020-300004659	MCLAIN, JOE AND			102	23,545	1000	736	61.00										
2019	2019-0004659	MCLAIN, JOE AND			102	23,545		686	57.00										
2018	2018-0004659	MCLAIN, JOE AND			102	23,545		637	53.00										
2017	2017-0004659	MCLAIN, JOE AND			102	21,796		589	49.00										
2016	2016-0004659	MCLAIN, JOE AND			102	21,796		543	46.00										
2015	2015-0004659	MCLAIN, JOE AND			102	20,857		497	39.00										
2014	2014-0004659	MCLAIN, JOE AND			102	19,314		454	36.00										
2013	2013-0004659	MCLAIN, JOE AND			102	19,314		412	33.00										



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.16 Topography Street Access Utilities Amenities Method Acre Base Lot Value .16 x 15,625.00 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,148 / 1,148
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
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	1950 / 84

HOUSE	4/12/2023
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,086		
Lot Value	2,500		
Indicated Value	23,586	20.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	23,586	20.55	Total Value Per SqFt

Cost Approach				Manual :	
Base Cost	80.01	Total Misc Impr	+	389	
Roofing Adj	+ 3.87	Garage Cost	+		
Subfloor Adj	+ 1.01	Total RCN	=	105,431	
Heat/Cool Adj	+ 1.56	Depreciation (80%)	-	84,345	
Plumbing Adj	+ 5.05	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	21,086	
Adj Base Cost	= 91.50	Lot Value	+	2,500	
Total Area	x 1,148	Indicated Value	=	23,586	
Adjusted Cost	= 105,042	Value Per SqFt		20.55	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	OPEN PORCH	2089	7x6		42	9.25	389



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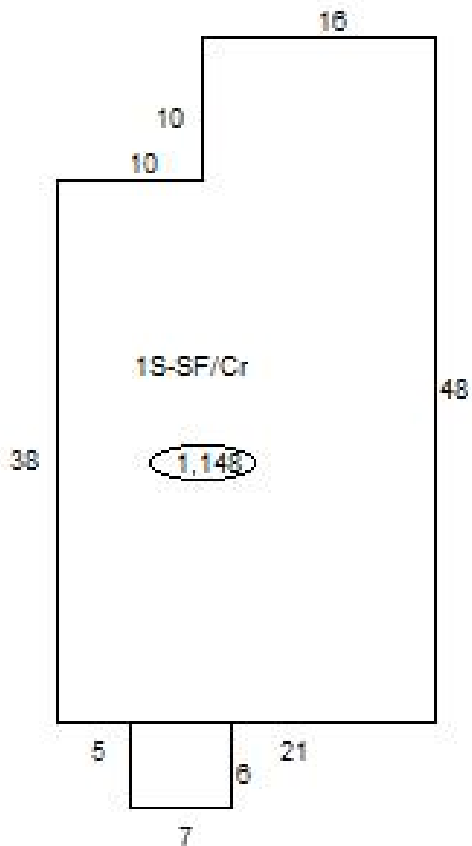
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Sketch Image

300004659



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,148	1.000	1,148
2	M	PATO		20	OP	42	1.000	42
Total Building Area						1,148		1,148