



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 300004679 <b>Parcel ID</b> 0050-00-029-001-0-001-00 <b>Cadastral ID</b> 0050-029-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13282 MCLAIN, MICHEAL D. & TOMMIE A. MCLAIN  P O BOX 84 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> Selman 202721 <b>Subdivision</b> SELMAN <b>Lot/Block</b> 0001 / 0029 <b>Parcel Size</b> 12 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0050-00-029-001-0-001-00 07/11/221</p>																																																	
HOUSE / OLD SCHOOL 7/11/2022																																																						
<b>Legal Description</b> Lat/Long: 36.80146233 -99.47983058					<b>Building Permits</b>																																																	
SELMAN BLOCK 29 ALL BLOCK (1 THRU 12)					<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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					667/47	MCLAIN, MICHEAL D., ETALS	03/11/2011	5,000	04																																													
					664/214	DOWNNS, WALLACE E. &	11/02/2010	15,000	MQ																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 3,300</td> <td>3,300</td> <td>12%</td> <td>396</td> <td>Assessed</td> <td>3,091</td> <td>243.39</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 22,461</td> <td>22,461</td> <td> </td> <td>2,695</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 25,761</td> <td>25,761</td> <td> </td> <td>3,091</td> <td>Total Taxable</td> <td>3,091</td> <td>243.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 3,300	3,300	12%	396	Assessed	3,091	243.39	Year Frozen		Improvements 22,461	22,461		2,695	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 25,761	25,761		3,091	Total Taxable	3,091	243.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300004679	MCLAIN, MICHEAL D. &	102	25,761	0	3,091	243.00																																															
2024	2024-300004679	MCLAIN, MICHEAL D. &	102	28,595	0	3,035	247.00																																															
2023	2023-300004679	MCLAIN, MICHEAL D. &	102	27,067	0	2,891	239.00																																															
2022	2022-300004679	MCLAIN, MICHEAL D. &	102	22,942	0	2,753	226.00																																															
2021	2021-300004679	MCLAIN, MICHEAL D. &	102	22,942	0	2,753	227.00																																															
2020	2020-300004679	MCLAIN, MICHEAL D. &	102	22,942	0	2,659	219.00																																															
2019	2019-0004679	MCLAIN, MICHEAL D. &	102	23,433		2,533	210.00																																															
2018	2018-0004679	MCLAIN, MICHEAL D. &	102	23,433		2,412	200.00																																															
2017	2017-0004679	MCLAIN, MICHEAL D. &	102	22,338		2,297	191.00																																															
2016	2016-0004679	MCLAIN, MICHEAL D. &	102	23,245		2,188	186.00																																															
2015	2015-0004679	MCLAIN, MICHEAL D. &	102	23,197		2,083	165.00																																															
2014	2014-0004679	MCLAIN, MICHEAL D. &	102	22,065		1,985	159.00																																															
2013	2013-0004679	MCLAIN, MICHEAL D. &	102	22,864		1,890	151.00																																															



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Lot Data		Acre - HomeSite and Tracts		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0.66							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	.66 x 5,000.00 = 3,300							
Factor Value								
Adjustments								
Lot Value	3,300			HOUSE / OLD SCHOOL		7/11/2022		
<b>Residential Data</b>				<b>GRM Approach</b>				
Type	1 Single Family Residence			GRM Code				
Condition	2 - Fair			Gross Rent				
Quality	1.5 - Low			Indicated Value				
Architecture	TRAD TRADITIONAL			<b>Multiple Regression</b>				
Style	100% One Story			MRA Code				
Exterior Wall	100% Masonry, Concrete Block			Adusted R				
Base/Total Area	1,288 / 1,288			Indicated Value				
Style	100% One Story			<b>Direct Comparables</b>				
HVAC	100% Floor Furnace			Selection Model				
Roof Cover	3 Built-up Rock			DEFAULT DEFAULT SELECTION MODEL				
Area on Slab	1,288			Adjustment Model				
Fixture/RghIn	5 /			DEFAULT DEFAULT ADJUSTMENTS TABLE				
Bed/F/H Bath	1 / 1.0 /			Comparables				
Basement Area				Indicated Value				
Garage Type				<b>Value Reconciliation</b>				
Remodel				Selected Approach				
Year/Eff Age	1965 / 73			Cost Approach				
<b>Cost Approach</b>		<b>Manual :</b>		Improvements				
Base Cost	68.47	Total Misc Impr	+ 0	Lot Value				
Roofing Adj	+ 2.86	Garage Cost	+ 0	Indicated Value				
Subfloor Adj	+ 0.00	Total RCN	= 98,596	Agland Value				
Heat/Cool Adj	+ 1.35	Depreciation ( 78%)	- 76,905	Site Improvements				
Plumbing Adj	+ 3.87	Lump Sums	+ 0	Total Value				
Basement Adj	+ 0.00	RCNLD	= 21,691	24,991 19.40 Per SqFt				
Adj Base Cost	= 76.55	Lot Value	+ 3,300	24,991 19.40 Total Value Per SqFt				
Total Area	x 1,288	Indicated Value	= 24,991					
Adjusted Cost	= 98,596	Value Per SqFt	19.40					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

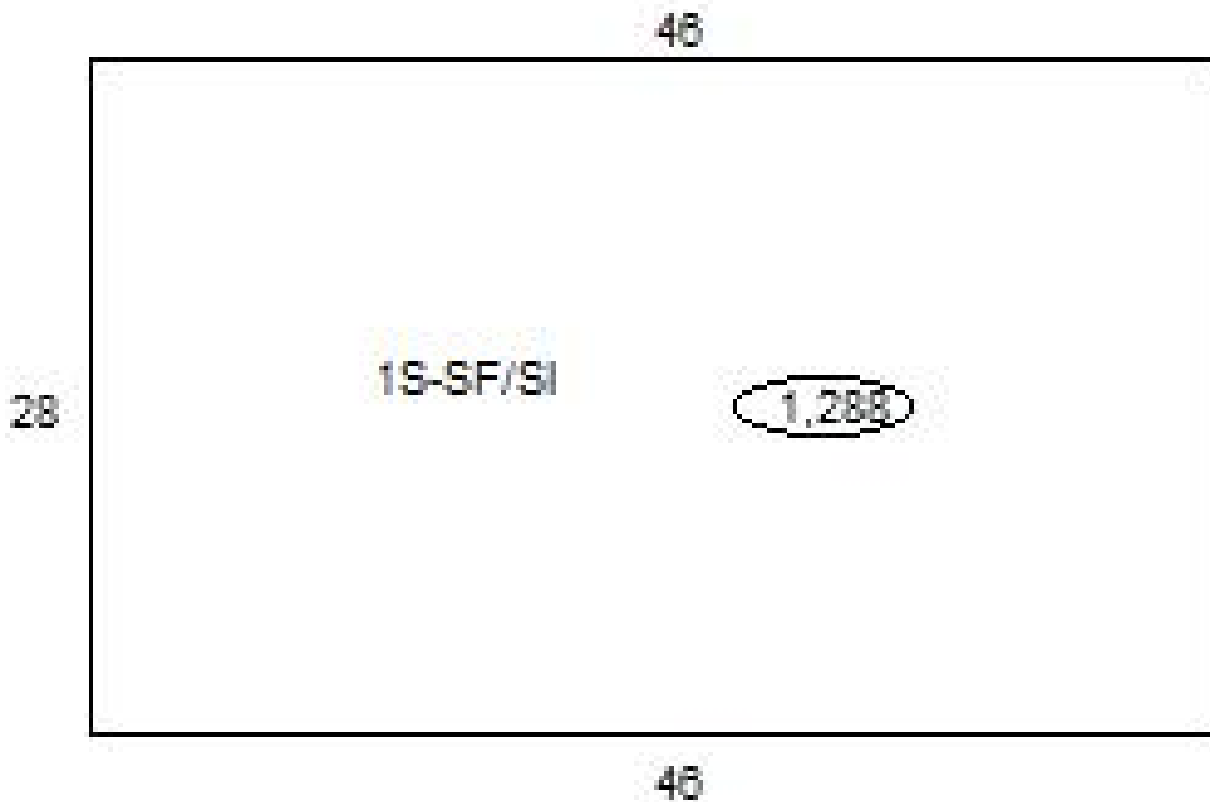
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Sketch Image

300004679



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,288	1.000	1,288
<b>Total Building Area</b>						1,288		1,288