



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:56:04  
 Page 1

Assessment Data				Primary Image																																											
Account	300004681																																														
Parcel ID	0050-00-030-007-0-001-00																																														
Cadastral ID	0050-030-007-00-0-001-00																																														
Property Type	REAL - Real Property																																														
Property Class	RR	VI Area	4																																												
Tax Area	102 - 4R-BUFFALO																																														
Name ID	24219																																														
MCLAIN, MICHEAL L. & DELANCIE MCLAIN																																															
PO BOX 21 BUFFALO OK 73834-																																															
Parcel Location																																															
Situs	Selman 202721																																														
Subdivision	SELMAN																																														
Lot/Block	0007 / 0030	Parcel Size	2 - Lots																																												
Sec/Twn/Rng	/ / /																																														
Neighborhood	1000 - COUNTY																																														
School District	4-BUFFAL - 4-BUFFALO																																														
Legal Description				Building Permits																																											
Lat/Long: 36.79956802 -99.48885748				<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																																			
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SELMAN BLOCK 30 LOTS 7-8				<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="10"> </td> </tr> <tr> <td>753/617</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>NUTTER, HERMAN LUTHER</td> <td>06/15/2020</td> <td>0</td> <td>16</td> </tr> <tr> <td>/</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>NUTTER, HERMAN LUTHER</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code											753/617						NUTTER, HERMAN LUTHER	06/15/2020	0	16	/						NUTTER, HERMAN LUTHER			
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Exemptions				Sale History																																											
Parcel Valuation				Assessment History																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																							
Remove Cap	2021	Land Value	21	21	12%	3	Assessed	3	0.24																																						
Year Frozen		Improvements	0	0		0	Penalty	0																																							
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																						
TIF Project ID	0	Total Value	21	21		3	Total Taxable	3	0.00																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																								
2025	2025-300004681	MCLAIN, MICHEAL L. &	102	21	0	3	1.00																																								
2024	2024-300004681	MCLAIN, MICHEAL L. &	102	21	0	3	1.00																																								
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2019	2019-0004681	NUTTER, HERMAN LUTHER	102	21		3	.00																																								
2018	2018-0004681	NUTTER, HERMAN LUTHER	102	21		3	.00																																								
2017	2017-0004681	NUTTER, HERMAN LUTHER	102	21		3	.00																																								
2016	2016-0004681	COUNTY	102	21			.00																																								
2015	2015-0004681	COUNTY	102	21			.00																																								
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 Page 2

Lot Data		Primary Image																																															
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value		 <p>0050-00-030-007-0-001-00</p> <p>f:\pictures\0050-00-030-007-0-001-00-001-000-001.jpg 11/28/2018</p>																																															
Residential Data		GRM Approach																																															
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 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		Value Reconciliation																																															
	Manual :	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 21 Site Improvements Total Value 21 0.00 Total Value Per SqFt																																															
<table border="1"> <tr> <td>Base Cost</td><td>0.00</td> <td>Total Misc Impr</td><td>+</td><td>0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 0.00</td> <td>Garage Cost</td><td>+</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>0</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td> <td>Depreciation ( 0%)</td><td>-</td><td>0</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 0.00</td> <td>Lump Sums</td><td>+</td><td>0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td></td> </tr> <tr> <td>Adj Base Cost</td><td>= 0.00</td> <td>Lot Value</td><td>+</td><td></td> </tr> <tr> <td>Total Area</td><td>x</td> <td>Indicated Value</td><td>=</td><td></td> </tr> <tr> <td>Adjusted Cost</td><td>= 0</td> <td>Value Per SqFt</td><td></td><td>0.00</td> </tr> </table>	Base Cost	0.00	Total Misc Impr	+	0	Roofing Adj	+ 0.00	Garage Cost	+		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	=		Adj Base Cost	= 0.00	Lot Value	+		Total Area	x	Indicated Value	=		Adjusted Cost	= 0	Value Per SqFt		0.00				
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Total Area	x	Indicated Value	=																																														
Adjusted Cost	= 0	Value Per SqFt		0.00																																													
Miscellaneous Improvements																																																	
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																									



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Time 06:56:04  
Page 3

### Agland Inventory

300004681

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		.110	192	192	21	21
<b>NP Totals</b>						0.110			21	21
<b>Total Agland</b>						0.110			21	21