




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	300004864				 <p>1001-00-32-005-0-001-00 11/06/2025 ACCT# 4864</p>																								
Parcel ID	1001-00-032-005-0-001-00																												
Cadastral ID	1001-032-005-00-0-001-00																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area 1																											
Tax Area	201 - 4T-BUFFALO-C																												
Name ID	25219																												
MCLAIN, PAUL																													
614 SE 5TH STREET BUFFALO OK 73834-																													
Parcel Location																													
Situs	00614 SE FIFTH																												
Subdivision	BUFFALO ORIG																												
Lot/Block	0005 / 0032	Parcel Size 4 - Lots																											
Sec/Twn/Rng	/ / /																												
Neighborhood	100100 - BUFFALO ORIG/MILLERS																												
School District	4-BUFFAL - 4-BUFFALO																												
Legal Description Lat/Long: 36.96579041 -99.90388447																													
BUFFALO ORIG BLOCK 32 LOTS: 5-6-7-8 BOOK 773 PAGE 48																													
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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	Yes	1,000	1,000	773/48	MCLAIN, PAUL &	12/08/2022		04																				
					754/546	AMBER GRAFF &	07/22/2020	4,000	16																				
					757/305	SNELL, RAMONA	06/17/2020	0	04																				
					/	SNELL, RAMONA																							
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																					
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	15,801	1,244.17																				
Year Frozen		Improvements	127,471	127,471		15,297	Penalty	0																					
Uncapped Value	127,471	Mobile Home	0	0	0	0	Exemption	1,000	-79.00																				
TIF Project ID	0	Total Value	131,671	131,671	15,801		Total Taxable	14,801	1,165.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300004864	MCLAIN, PAUL	201	4,200	0	504	40.00																						
2024	2024-300004864	MCLAIN, PAUL	201	4,200	0	504	41.00																						
2023	2023-300004864	MCLAIN, PAUL	201	9,697	0	1,164	96.00																						
2022	2022-300004864	MCLAIN, PAUL &	201	9,697	0	1,164	96.00																						
2021	2021-300004864	MCLAIN, PAUL &	201	9,697	0	868	72.00																						
2020	2020-300004864	SNELL, RAMONA	201	9,697	0	827	68.00																						
2019	2019-0004864	SNELL, RAMONA	201	6,561		787	65.00																						
2018	2018-0004864	SNELL, RAMONA	201	22,746		2,392	198.00																						
2017	2017-0004864	SNELL, RAMONA	201	22,746		2,278	189.00																						
2016	2016-0004864	SNELL, RAMONA	201	22,746		2,170	185.00																						
2015	2015-0004864	SNELL, RAMONA	201	22,818		2,066	164.00																						
2014	2014-0004864	SNELL, RAMONA	201	22,818		1,968	158.00																						
2013	2013-0004864	SNELL, RAMONA	201	27,267		1,874	149.00																						



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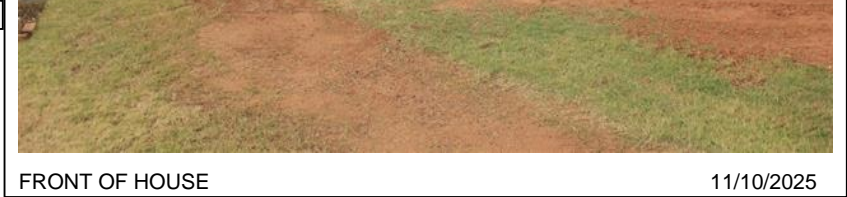
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .30 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	7 Modular Home
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,431 / 1,431
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	540 Built-In Garage 1 Stalls
Remodel	
Year/Eff Age	2025 / 1



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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	123,991		
Lot Value	4,200		
Indicated Value	128,191	89.58	Per SqFt
Agland Value			
Site Improvements	3,480		
Total Value	131,671	92.01	Total Value Per SqFt

Cost Approach

Cost Approach		Manual :	
Base Cost	73.18	Total Misc Impr	+ 1,407
Roofing Adj	+ 0.00	Garage Cost	+ 13,439
Subfloor Adj	+ 0.00	Total RCN	= 126,521
Heat/Cool Adj	+ 0.00	Depreciation (2%)	- 2,530
Plumbing Adj	+ 4.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 123,991
Adj Base Cost	= 78.04	Lot Value	+ 4,200
Total Area	x 1,431	Indicated Value	= 128,191
Adjusted Cost	= 111,675	Value Per SqFt	89.58

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	13593	15x10		150	9.38		1,407



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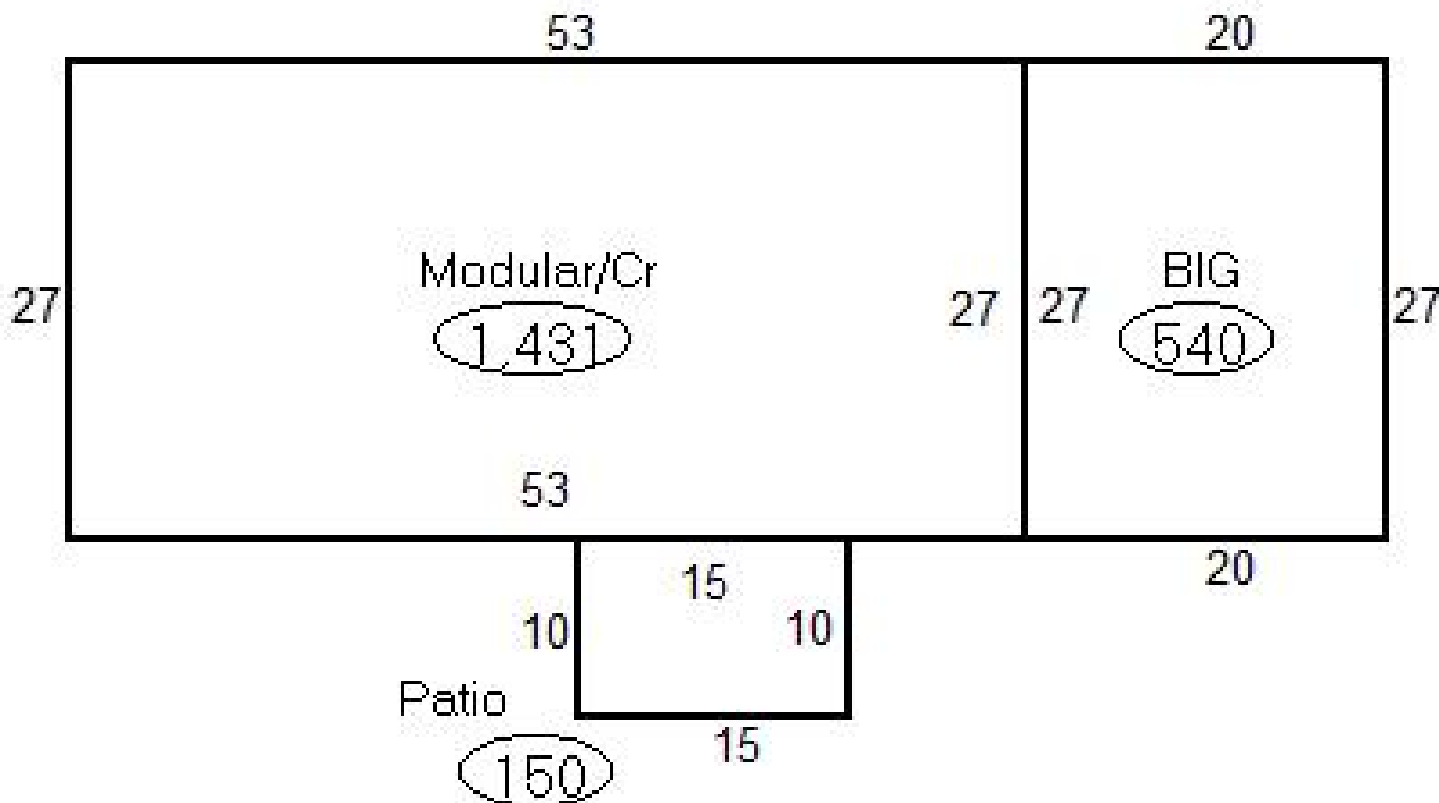
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	Modular/Cr	1,431	1.000	1,431
2	G	8		20	BIG	540	1.000	540
3	M	PATO		20	Patio	150	1.000	150
Total Building Area						1,431		1,431



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	CONCRETE WALKWAY	12x4x0			48	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (7.82 x 48)	375		375	19	356
	PACN	DRIVEWAY	40x20x0			800	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (4.11 x 800)	3,288		3,288	164	3,124