



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:58:38
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Assessment Data					Primary Image									
Account	300004867				<p>1001-00-032-016-0-001-00 01/05/23</p>									
Parcel ID	1001-00-032-016-0-001-00													
Cadastral ID	1001-032-016-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14399													
MCLAIN, PAUL, ETAL														
614 SE 5TH ST BUFFALO OK 73834-0000														
Parcel Location														
Situs	SE FOURTH ST													
Subdivision	BUFFALO ORIG													
Lot/Block	0016 / 0032	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83084594 -99.63084361														
BUFFALO ORIG BLOCK 32 LOTS 16-17-18														
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					
					676/203	LAKE, DELILAH JANE, ETAL	10/11/2011	3,000	04					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2020		Land Value	3,150	3,150	12%	Assessed	3,158	248.66					
Year Frozen			Improvements	24,430	23,167		Penalty	0						
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00					
TIF Project ID	0		Total Value	27,580	26,317	3,158	Total Taxable	3,158	249.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300004867	MCLAIN, PAUL, ETAL			201	27,580	0	3,008	237.00					
2024	2024-300004867	MCLAIN, PAUL, ETAL			201	23,959	0	2,865	233.00					
2023	2023-300004867	MCLAIN, PAUL, ETAL			201	22,735	0	2,728	226.00					
2022	2022-300004867	MCLAIN, PAUL, ETAL			201	22,735	0	2,728	224.00					
2021	2021-300004867	MCLAIN, PAUL, ETAL			201	22,735	0	2,728	225.00					
2020	2020-300004867	MCLAIN, PAUL, ETAL			201	22,735	0	2,728	224.00					
2019	2019-0004867	MCLAIN, PAUL, ETAL			201	19,345		2,321	192.00					
2018	2018-0004867	MCLAIN, PAUL, ETAL			201	19,345		2,321	192.00					
2017	2017-0004867	MCLAIN, PAUL, ETAL			201	19,345		478	40.00					
2016	2016-0004867	MCLAIN, PAUL, ETAL			201	19,345		456	39.00					
2015	2015-0004867	MCLAIN, PAUL, ETAL			201	3,616		434	34.00					
2014	2014-0004867	MCLAIN, PAUL, ETAL			201	3,616		434	35.00					
2013	2013-0004867	MCLAIN, PAUL, ETAL			201	3,616		434	35.00					



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	3150	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .30 = 3,150	
Factor Value		
Adjustments		
Lot Value	3,150	

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	/



Utility Shed 1/6/2023

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	+ 3,150
Total Area	x	Indicated Value	= 3,150
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	3,150		
Indicated Value	3,150	0.00	Per SqFt
Agland Value			
Site Improvements	39,388		
Total Value	42,538	0.00	Total Value Per SqFt

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



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SOLP	Solar Panels BY CHICKEN COOP	28x16x0			20	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (267.75 x 20)	5,355		5,355	268	5,087
	CPDT	Carport - Detached	22x18x10		Formed Metal	396	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
		Base Cost (9.19 x 396)	3,639		3,639	691	2,948
	CPRV	Carport - RV	40x20x12		Formed Metal	800	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD	
		Base Cost (10.05 x 800)	8,040		8,040	3,296	4,744
	SHDS	Yard Shed - Metal	10x10x6		Formed Metal	100	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (24.13 x 100)	2,413		2,413	965	1,448
	UTIL	Utility Building	40x30x12	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (26.61 x 1,200)	31,932		31,932	7,983	23,949
	SHDS	Yard Shed - Metal	10x20x6		Formed Metal	200	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
		Base Cost (20.88 x 200)	4,176		4,176	3,257	919
	CKCP	Chicken Coop	22x12x6		Formed Metal	264	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (5.54 x 264)	1,463		1,463	1,170	293