



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 300004913 Parcel ID 1001-00-049-016-0-001-00 Cadastral ID 1001-049-016-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 24963 MCLAIN, MICHAEL L. & DELANCIE MCLAIN PO BOX 21 BUFFALO OK 73834- Parcel Location Situs 00815 SE FIRST ST Subdivision BUFFALO ORIG Lot/Block 0016 / 0049 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																										
Legal Description Lat/Long: 36.83112217 -99.63374297										Building Permits																																																
BUFFALO ORIG. BLOCK 49 LOTS: 16-17-18					<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																																																	
					765/303	MCLAIN, MICHEAL D. &	11/29/2021	0	04																																																	
					570/317	LUCKIE, MARK O.	11/29/2001	33,000	Q																																																	
Parcel Valuation					<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>2022</td> <td>Land Value</td> <td>3,150</td> <td>3,150</td> <td>12%</td> <td>378</td> <td>Assessed</td> <td>6,892</td> <td>542.68</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>54,279</td> <td>54,279</td> <td> </td> <td>6,514</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>57,429</td> <td>57,429</td> <td> </td> <td>6,892</td> <td>Total Taxable</td> <td>6,892</td> <td>543.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2022	Land Value	3,150	3,150	12%	378	Assessed	6,892	542.68	Year Frozen		Improvements	54,279	54,279		6,514	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	57,429	57,429		6,892	Total Taxable	6,892	543.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-300004913	MCLAIN, MICHAEL L. &	201	57,429	0	6,892	543.00																																																			
2024	2024-300004913	MCLAIN, MICHAEL L. &	201	60,811	0	6,998	570.00																																																			
2023	2023-300004913	MCLAIN, MICHAEL L. &	201	55,542	0	6,665	551.00																																																			
2022	2022-300004913	MCLAIN, MICHAEL L. &	201	55,542	0	6,665	548.00																																																			
2021	2021-300004913	MCLAIN, MICHEAL D. &	201	53,321	1000	5,399	446.00																																																			
2020	2020-300004913	MCLAIN, MICHEAL D. &	201	53,321	1000	5,399	444.00																																																			
2019	2019-0004913	MCLAIN, MICHEAL D. AND	201	53,463		5,415	449.00																																																			
2018	2018-0004913	MCLAIN, MICHEAL D. AND	201	53,463		5,415	449.00																																																			
2017	2017-0004913	MCLAIN, MICHEAL D. AND	201	53,463		5,415	450.00																																																			
2016	2016-0004913	MCLAIN, MICHEAL D. AND	201	53,463		5,415	461.00																																																			
2015	2015-0004913	MCLAIN, MICHEAL D. AND	201	53,629		5,235	416.00																																																			
2014	2014-0004913	MCLAIN, MICHEAL D. AND	201	53,629		5,055	405.00																																																			
2013	2013-0004913	MCLAIN, MICHEAL D. AND	201	67,207		4,878	389.00																																																			




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 140	 <p>1001-00-049-016-0-001-00_001.JPG 1/9/2023</p>
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	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,469 / 1,763
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air Wall Air Conditioners
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1925 / 88



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	78.92	Total Misc Impr	+ 19,916
Roofing Adj	+ 3.80	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 200,006
Heat/Cool Adj	+ 12.33	Depreciation (75%)	- 150,005
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,001
Adj Base Cost	= 102.15	Lot Value	+ 3,150
Total Area	x 1,763	Indicated Value	= 53,151
Adjusted Cost	= 180,090	Value Per SqFt	30.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,001		
Lot Value	3,150		
Indicated Value	53,151	30.15	Per SqFt
Agland Value			
Site Improvements	4,050		
Total Value	57,201	32.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1	5,476.90		5,477
RSPC	Raised Slab Porch - Covered	2356	14x6		84	44.05		3,700
RSPC	Raised Slab Porch - Covered	2358	24x4		96	43.99		4,223
WODO	Wood Deck - Open	2359	25x16		400	16.29		6,516



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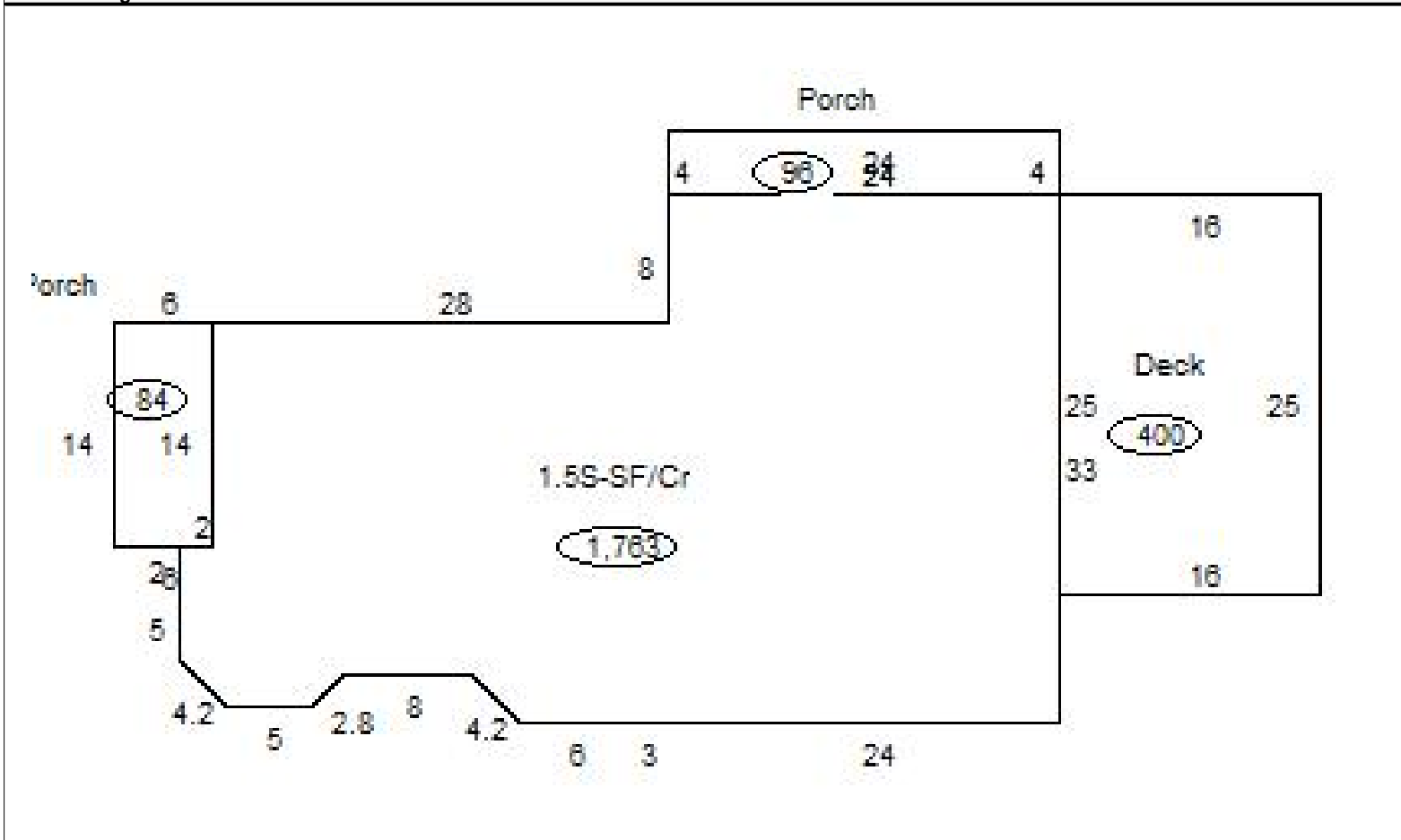
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	84	1.000	84
2	R	5	Crawl	20	1.5S-SF/Cr	1,469	1.200	1,763
3	M	RSPC		20	Porch	96	1.000	96
4	M	WODO		20	Deck	400	1.000	400
Total Building Area						1,469		1,763



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	40x20x8		Formed Metal	800
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (18.45 x 800)		14,760	14,760	11,513	3,247
	SHDS	Yard Shed - Metal	20x8x6		Formed Metal	160
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (22.81 x 160)		3,650	3,650	2,847	803