




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:59:46
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Assessment Data					Primary Image																																																																																																																				
Account 300004942 Parcel ID 1040-00-001-013-0-001-00 Cadastral ID 1040-001-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14442 MCLAIN, MICHEAL & TOMMIE MCLAIN P O BOX 84 BUFFALO OK 73834-0000 Parcel Location Situs 00610 CECIL ST Subdivision LENARD'S ADDN. Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO					 <p>1040-00-001-013-0-001-00 02/22/24</p>																																																																																																																				
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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	140 x 145	
Lot Count		
Units Buildable	7105	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	20,300.00 x .35 = 7,105	
Factor Value		
Adjustments		
Lot Value	7,105	

Residential Data	
Type	6 Mobile Home 66 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,848 / 1,848
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 31



HOUSE 2/23/2024

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	48,705		
Lot Value	7,105		
Indicated Value	55,810	30.20	Per SqFt
Agland Value			
Site Improvements	925		
Total Value	56,735	30.70	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	46.51	Total Misc Impr	+ 5,558
Roofing Adj	+ 2.15	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 108,233
Heat/Cool Adj	+ 2.00	Depreciation (55%)	- 59,528
Plumbing Adj	+ 4.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,705
Adj Base Cost	= 55.56	Lot Value	+ 7,105
Total Area	x 1,848	Indicated Value	= 55,810
Adjusted Cost	= 102,675	Value Per SqFt	30.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	11611	220		220	17.92		3,942
PATO	Slab Porch - Open	11612	22x8		176	9.18		1,616



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Sketch Image

300004942



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,848	1.000	1,848
2	M	WODO		20	Deck	220	1.000	220
3	M	PATO		20	Open Slab	176	1.000	176
Total Building Area						1,848		1,848



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x18x8	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (7.74 x 360)		2,786		2,786	2,229	557
	SHDS	Yard Shed - Wood	10x6x6	Base	Composition Shingle	60
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)
Base Cost (27.91 x 60)		1,675		1,675	1,307	368