



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	300004944																							
Parcel ID	1040-00-001-015-0-001-00																							
Cadastral ID	1040-001-015-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	2																					
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	14444																							
MCLAIN, MICHEAL D. & TOMMIE A. MCLAIN																								
PO BOX 84 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	00614 CECIL STREET																							
Subdivision	LENARD'S ADDN.																							
Lot/Block	0015 / 0001	Parcel Size	1 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100300 - RANCHLENARDS																							
School District	4-BUFFAL - 4-BUFFALO																							
HOUSE 2/23/2024																								
Legal Description Lat/Long: 36.86712421 -99.61935579																								
LENARDS ADD BLOCK 1 LOTS ALL LOT 15																								
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> </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															
					735/259	COBLE, LLOYD &	04/20/2018	6,000	QV															
					720/498	APPLETON, BRUCE AND	09/27/2016	5,000	Q															
					652/338	JOB, FERN, ETAL	10/06/2009	3,500	PQ															
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap	2020	Land Value	7,105	7,105	12%	853	Assessed	8,091	637.09															
Year Frozen		Improvements	4,835	4,835		580	Penalty	0																
Uncapped Value	0	Mobile Home	55,487	55,487		6,658	Exemption	0	0.00															
TIF Project ID	0	Total Value	67,427	67,427		8,091	Total Taxable	8,091	637.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300004944	MCLAIN, MICHEAL D. &	201	67,427	0	8,091	637.00																	
2024	2024-300004944	MCLAIN, MICHEAL D. &	201	62,908	0	7,513	612.00																	
2023	2023-300004944	MCLAIN, MICHEAL D. &	201	60,403	0	7,155	592.00																	
2022	2022-300004944	MCLAIN, MICHEAL D. &	201	56,785	0	6,815	561.00																	
2021	2021-300004944	MCLAIN, MICHEAL D. AND	201	55,164	0	6,620	547.00																	
2020	2020-300004944	MCLAIN, MICHEAL D. AND	201	60,132	0	7,216	594.00																	
2019	2019-0004944	MICHAEL D. MCLAIN AND	201	6,000		720	60.00																	
2018	2018-0004944	MICHAEL D. MCLAIN AND	201	7,105		630	52.00																	
2017	2017-0004944	COBLE, LLOYD &	201	5,000		600	50.00																	
2016	2016-0004944	COBLE, LLOYD &	201	7,105		510	43.00																	
2015	2015-0004944	APPLETON, BRUCE AND	201	7,105		486	39.00																	
2014	2014-0004944	APPLETON, BRUCE AND	201	7,105		463	37.00																	
2013	2013-0004944	APPLETON, BRUCE AND	201	4,060		441	35.00																	



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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 80 x 18
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,440 / 1,440
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2016 / 12

HOUSE	2/23/2024
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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	

Cost Approach		Manual :	
Base Cost	48.84	Total Misc Impr	+ 7,682
Roofing Adj	+ 2.25	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 90,856
Heat/Cool Adj	+ 2.57	Depreciation (41%)	- 37,251
Plumbing Adj	+ 4.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 53,605
Adj Base Cost	= 57.76	Lot Value	+ 7,105
Total Area	x 1,440	Indicated Value	= 60,710
Adjusted Cost	= 83,174	Value Per SqFt	42.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,605		
Lot Value	7,105		
Indicated Value	60,710	42.16	Per SqFt
Agland Value			
Site Improvements	7,542		
Total Value	68,252	47.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	11617	18x3	2024	54	25.06		1,353
WODO	Wood Deck - Open	11618	438	2024	438	14.45		6,329



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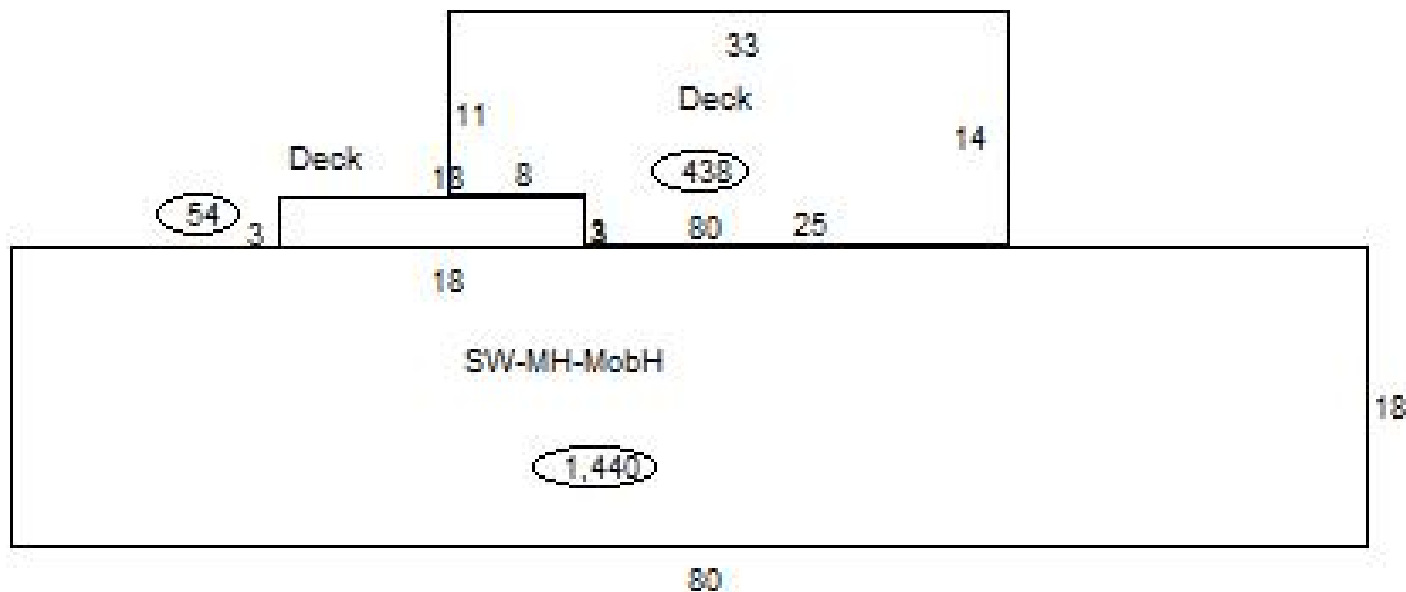
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		20	SW-MH-MobH	1,440	1.000	1,440
2	M	WODO		20	Deck	54	1.000	54
3	M	WODO		20	Deck	438	1.000	438
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x8		Formed Metal	160
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (20.89 x 160)		3,342	3,342	167	3,175
	CPDT	Carport - Detached	25x25x8		Formed Metal	625
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 625)		4,963	4,963	596	4,367