




# 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	300005433				 <p>HOUSE 2/24/2025</p>																			
Parcel ID	1070-00-193-005-0-001-00																							
Cadastral ID	1070-193-005-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	3																					
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	25218																							
MCLAIN, NILSA																								
P.O. BOX 17 BUFFALO OK 73834-																								
Parcel Location																								
Situs	00315 NW THIRD ST																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0005 / 0193	Parcel Size	2 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG/MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.82988276 -99.62639915																								
MILLER'S ADD BLOCK 193 LOTS 5-7 BOOK 773 PAGE 49																								
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																								
Code	Type	Active	Maximum	Exemption																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
773/49	MCLAIN, PAUL D.	12/01/2022	0	04																				
680/281	COLLIER, SHAWN	03/23/2012	50,000	21																				
631/700	HANSEN, CARLA L.	11/30/2007	35,000	PQ																				
613/34	DAVIS, HARRY, ETUX	04/05/2006	25,000	PQ																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	1,763	1,763	12%	212	Assessed	6,099 480.24																
Year Frozen		Improvements	49,061	49,061		5,887	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																
TIF Project ID	0	Total Value	50,824	50,824		6,099	Total Taxable	6,099 480.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005433	MCLAIN, NILSA	201	50,824	0	6,099	480.00																	
2024	2024-300005433	MCLAIN, NILSA	201	56,055	0	5,954	485.00																	
2023	2023-300005433	MCLAIN, NILSA	201	52,700	0	5,671	469.00																	
2022	2022-300005433	MCLAIN, PAUL D.	201	45,001	1000	4,401	362.00																	
2021	2021-300005433	MCLAIN, PAUL D.	201	44,973	1000	4,397	363.00																	
2020	2020-300005433	MCLAIN, PAUL D.	201	44,973	1000	4,397	362.00																	
2019	2019-0005433	MCLAIN, PAUL D.	201	46,468		4,577	379.00																	
2018	2018-0005433	MCLAIN, PAUL D.	201	47,215		4,667	387.00																	
2017	2017-0005433	MCLAIN, PAUL D.	201	46,598		4,592	382.00																	
2016	2016-0005433	MCLAIN, PAUL D.	201	48,093		4,772	406.00																	
2015	2015-0005433	MCLAIN, PAUL D.	201	50,000		5,000	397.00																	
2014	2014-0005433	MCLAIN, PAUL D.	201	50,000		6,000	481.00																	
2013	2013-0005433	MCLAIN, PAUL D.	201	50,000		6,000	478.00																	



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	50 x 117.5	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	



HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,104 / 1,104
Style	100% One Story
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	UPDATE -
Year/Eff Age	1940 / 63

### 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	90.57	Total Misc Impr	+ 6,366
Roofing Adj	+ 4.32	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 129,385
Heat/Cool Adj	+ 10.77	Depreciation ( 64%)	- 82,806
Plumbing Adj	+ 5.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,579
Adj Base Cost	= 111.43	Lot Value	+ 1,763
Total Area	x 1,104	Indicated Value	= 48,342
Adjusted Cost	= 123,019	Value Per SqFt	43.79

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	46,579		
Lot Value	1,763		
Indicated Value	48,342	43.79	Per SqFt
Agland Value			
Site Improvements	1,965		
Total Value	50,307	45.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3438	20x8	1940	160	39.79		6,366



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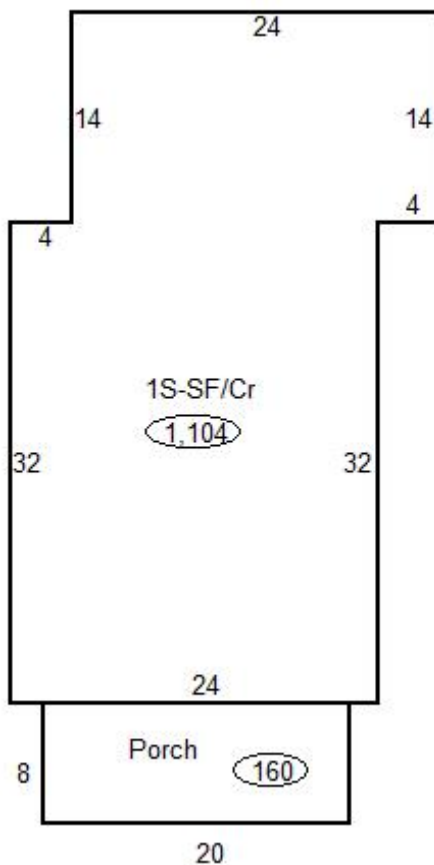
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		13	Porch	160	1.000	160
2	R	1	Crawl	13	1S-SF/Cr	1,104	1.000	1,104
<b>Total Building Area</b>						1,104		1,104



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x6	Dirt	Formed Metal	96
	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 8	

	<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.78 x 96)	1,899		1,899	703
					1,196



CPAT	Carport - Attached	20x14x6	Gravel	Formed Metal	280
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2014	<b>Eff Age</b> 12	

	<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.72 x 280)	1,602		1,602	833
					769