




# 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	300005572				 <p>FRONT OF HOUSE 2/24/2025</p>									
Parcel ID	1070-00-234-009-0-001-00													
Cadastral ID	1070-234-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25885													
MCLAIN, GAIL D.														
PO BOX 212 BUFFALO OK 73834-														
Parcel Location														
Situs	00516 NW THIRD ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0009 / 0234	Parcel Size	5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83804033 -99.63253423														
MILLERS ADD. BLOCK 234 LOTS 9 THRU 12;N 10' OF 13-14 BOOK 795 PAGE 305														
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					
					795/305	MCLAIN, JERRY D. &	01/08/2026		04					
					791/267	MCLAIN, PAUL &	08/22/2025	0	04					
					/	MCLAIN, JERRY D. &	01/11/2022	0	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	4,231	4,231	12%	508	Assessed	5,278	415.59					
Year Frozen		Improvements	43,039	39,755		4,770	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	47,270	43,986		5,278	Total Taxable	5,278	416.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005572	MCLAIN, JERRY D. &	201	47,270	0	5,028	396.00							
2024	2024-300005572	MCLAIN, PAUL &	201	50,847	0	4,788	390.00							
2023	2023-300005572	MCLAIN, PAUL &	201	46,998	0	4,560	377.00							
2022	2022-300005572	MCLAIN, PAUL 1/2 &	201	41,386	1000	3,343	275.00							
2021	2021-300005572	MCLAIN, JERRY D. &	201	38,317	1000	3,217	266.00							
2020	2020-300005572	MCLAIN, JERRY D. &	201	38,317	1000	3,094	255.00							
2019	2019-0005572	MCLAIN, JERRY D. &	201	38,317		2,974	246.00							
2018	2018-0005572	MCLAIN, JERRY D. &	201	38,317		2,859	237.00							
2017	2017-0005572	MCLAIN, JERRY D. &	201	36,905		2,548	212.00							
2016	2016-0005572	MCLAIN, JERRY D. &	201	36,905		2,445	208.00							
2015	2015-0005572	MCLAIN, JERRY D. &	201	37,031		2,344	186.00							
2014	2014-0005572	MCLAIN, JERRY D. &	201	37,031		2,247	180.00							
2013	2013-0005572	MCLAIN, JERRY D. &	201	34,584		2,153	171.00							



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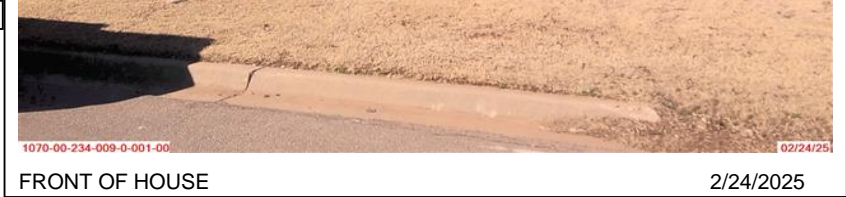
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	4231	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,104.00 x .30 = 4,231	
Factor Value		
Adjustments		
Lot Value	4,231	

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	1,256 / 1,256
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	252 Total, 252 Partition
Garage Type	
Remodel	
Year/Eff Age	1948 / 78



FRONT OF HOUSE 2/24/2025

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	86.71	Total Misc Impr	+ 5,861
Roofing Adj	+ 4.13	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 154,295
Heat/Cool Adj	+ 10.77	Depreciation ( 76%)	- 117,264
Plumbing Adj	+ 5.08	Lump Sums	+ 0
Basement Adj	+ 11.49	RCNLD	= 37,031
Adj Base Cost	= 118.18	Lot Value	+ 4,231
Total Area	x 1,256	Indicated Value	= 41,262
Adjusted Cost	= 148,434	Value Per SqFt	32.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,031		
Lot Value	4,231		
Indicated Value	41,262	32.85	Per SqFt
Agland Value			
Site Improvements	4,738		
Total Value	46,000	36.62	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	4,783.32		4,783
PATC	Patio - Covered	3842	9x7		63	17.11		1,078



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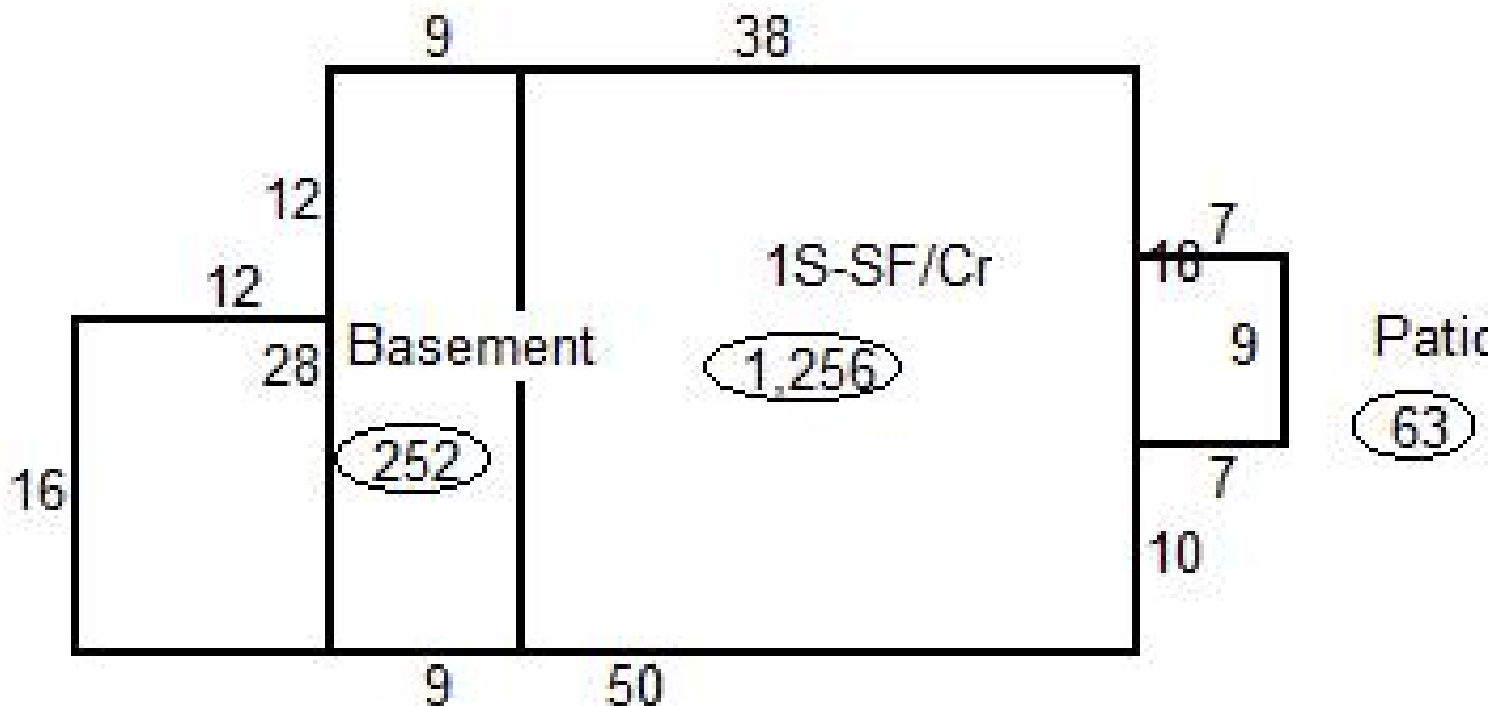
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	63	1.000	63
2	R	1	Crawl	20	1S-SF/Cr	1,256	1.000	1,256
3	B			20	Basement	252	1.000	252
<b>Total Building Area</b>						1,256		1,256



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal West	12x10x0		Formed Metal	120	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (22.95 x 120)		2,754		2,754	1,102	1,652
	PAVA	Paving - Asphalt	42x16x0			672	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.47 x 672)		3,004		3,004	2,403	601
	CPDT	DET CARPORT-METAL	24x20x0	Base	Formed Metal	480	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (56% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (9.19 x 480)		4,411		4,411	2,470	1,941
	SHDS	Yard Shed - Wood	12x10x0		Composition Shingle	120	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (22.67 x 120)		2,720		2,720	2,176	544