



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:52  
 Page 1

Assessment Data					Primary Image									
Account	300006077				<p>BUILDING 2/1/2024</p>									
Parcel ID	2001-00-054-015-0-001-00													
Cadastral ID	2001-054-015-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area		2										
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15168													
MCCLUNG, MICHELLE														
PO BOX 4														
MAY OK 73851-0000														
Parcel Location														
Situs	00130 W JANE JAYROE BLVD													
Subdivision	LAVERNE ORIG.													
Lot/Block	0015 / 0054	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71361564 -99.89340633														
LAVERNE ORIG BLOCK 54 LOT 15 BOOK 771 PAGE 314														
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					
					622/309	DEAL, ALAN L, ETUX	12/12/2006	26,000	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,800	2,800	12%	336	Assessed	2,661	178.79					
Year Frozen		Improvements	26,420	19,374		2,325	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	29,220	22,174	2,661	Total Taxable	2,661	179.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006077	MCCLUNG, MICHELLE	202	29,220	0	2,534	170.00							
2024	2024-300006077	MCCLUNG, MICHELLE	202	29,730	0	2,414	161.00							
2023	2023-300006077	MCCLUNG, MICHELLE	202	25,627	0	2,299	154.00							
2022	2022-300006077	MCCLUNG, MICHELLE	202	18,245	0	2,189	148.00							
2021	2021-300006077	MCCLUNG, MICHELLE	202	20,517	0	2,462	170.00							
2020	2020-300006077	MCCLUNG, MICHELLE	202	20,892	0	2,419	164.00							
2019	2019-0006077	MCCLUNG, MICHELLE	202	20,892		2,304	138.00							
2018	2018-0006077	MCCLUNG, MICHELLE	202	20,892		2,195	131.00							
2017	2017-0006077	MCCLUNG, MICHELLE	202	21,310		2,090	125.00							
2016	2016-0006077	MCCLUNG, MICHELLE	202	21,310		1,991	119.00							
2015	2015-0006077	MCCLUNG, MICHELLE	202	19,635		1,896	113.00							
2014	2014-0006077	MCCLUNG, MICHELLE	202	19,635		1,806	108.00							
2013	2013-0006077	MCCLUNG, MICHELLE	202	33,865		1,719	103.00							



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Date 02/06/2026  
 Time 07:16:52  
 Page 2

Lot Data	Primary Image	
<p>Lot Size 25 x 140</p> <p>Lot Count</p> <p>Units Buildable 2800</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 3,500.00 x .80 = 2,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,800</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 925</p> <p>Total Base Value 113,155</p> <p>Modifier Value</p> <p>Misc Improvements 511</p> <p>Replacement Cost New 113,666</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 22,733</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 22,733</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 22,733</p> <p>Land Value 2,800</p> <p>Cost Approach Value 25,533 27.60/SqFt</p>	<p>Image ID 27970</p> <p>Image Date 2/1/2024</p> <p>Name 002.JPG</p> <p>Description BUILDING</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 2,800</p> <p>Total Appraised Value 25,533 27.60/SqFt</p>	



Harper

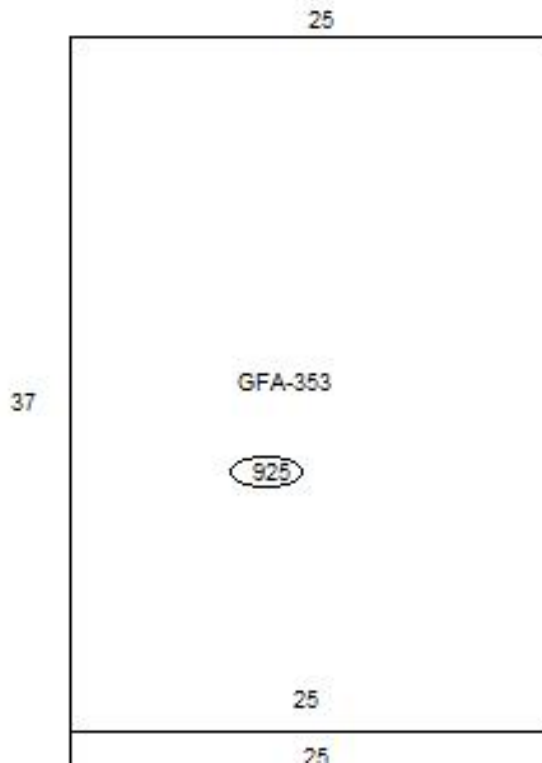
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Date 02/06/2026  
Time 07:16:52  
Page 3

Sketch Image

300006077



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	925	1.000	925
2	M	ASC		13	Shelter	125	1.000	125
<b>Total Building Area</b>						925		925



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Date 02/06/2026  
Time 07:16:52  
Page 4

Account 300006077  
Parcel ID 2001-00-054-015-0-001-00  
Cadastral ID 2001-054-015-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name MCCLUNG, MICHELLE

### Building Data

Building ID 170  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 925  
Average Perimeter 124  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1935  
Effective Age 91  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 9 - Cavity Concrete Block  
Heating/Cooling 6 - Wall Furnace  
Roof Type Flat  
Roof Cover Composition Roll

### Building Image

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 55.76  
Wall Cost 61.77  
HVAC Cost 4.80  
Basement Cost 0.00  
Total Base Cost 122.33  
Total Area 925  
Base RCN 113,155  
Misc Impr Value 511

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 113,666  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (90,933)  
Total RCNLD 22,733  
Lump Sums  
Total Building Value 22,733 \$ 24.58 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
ASC	Awing/Shelter/Carport		25x5	125	4.09		511
<b>Total Misc Improvement</b>							<b>511</b>