



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300006690 <b>Parcel ID</b> 3001-00-002-004-0-001-00 <b>Cadastral ID</b> 3001-002-004-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 203 - JT-5-FS/MAY-C <b>Name ID</b> 12591 MCCLUNG, ROBERT M.  P O BOX 7 MAY OK 73851-0000  <b>Parcel Location</b> <b>Situs</b> 00434 BROADWAY <b>Subdivision</b> MAY ORIGINAL <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 300100 - MAY/MULTI <b>School District</b> J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>3001-00-002-004-0-001-00 6690 05/03/2022</p> <p>HOUSE 5/4/2022</p>														
<b>Legal Description</b> Lat/Long: 36.61601535 -99.74874825																			
MAY ORIG. BLOCK 2 LOTS 4-5-6-7-8					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					545/357 /	BAKER, JAMES ALLEN, ETUX MCCLUNG, ROBERT M.	04/20/1999	11,500	Q										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	66.830	<b>Current Tax</b>										
<b>Remove Cap</b>			<b>Land Value</b>	1,225	1,225	12%	<b>Assessed</b>	5,404	361.15										
<b>Year Frozen</b>			<b>Improvements</b>	43,809	43,809		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	45,034	45,034		<b>Total Taxable</b>	5,404	361.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300006690	MCCLUNG, ROBERT M.			203	45,034	0	5,404	361.00										
2024	2024-300006690	MCCLUNG, ROBERT M.			203	50,294	0	5,499	367.00										
2023	2023-300006690	MCCLUNG, ROBERT M.			203	47,477	0	5,237	350.00										
2022	2022-300006690	MCCLUNG, ROBERT M.			203	41,567	0	4,988	333.00										
2021	2021-300006690	MCCLUNG, ROBERT M.			203	41,567	0	4,988	333.00										
2020	2020-300006690	MCCLUNG, ROBERT M.			203	41,567	0	4,988	397.00										
2019	2019-0006690	MCCLUNG, ROBERT M.			203	41,600		4,992	400.00										
2018	2018-0006690	MCCLUNG, ROBERT M.			203	41,621		4,994	396.00										
2017	2017-0006690	MCCLUNG, ROBERT M.			203	42,633		5,116	411.00										
2016	2016-0006690	MCCLUNG, ROBERT M.			203	43,654		5,239	421.00										
2015	2015-0006690	MCCLUNG, ROBERT M.			203	43,264		5,098	402.00										
2014	2014-0006690	MCCLUNG, ROBERT M.			203	44,264		4,856	378.00										
2013	2013-0006690	MCCLUNG, ROBERT M.			203	51,023		4,625	356.00										



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Lot Data		Square-Foot - MAY ORIG/MOREYS
Lot Size	125	x 140
Lot Count		
Units Buildable	1225	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .07 = 1,225	
Factor Value		
Adjustments		
Lot Value	1,225	



HOUSE 5/4/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,144 / 2,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,144
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1965 / 73

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	40,766		
Lot Value	1,225		
Indicated Value	41,991	19.59	Per SqFt
Agland Value			
Site Improvements	1,398		
Total Value	43,389	20.24	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	70.79	Total Misc Impr	+ 1,433
Roofing Adj	+ 3.77	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 185,302
Heat/Cool Adj	+ 8.78	Depreciation ( 78%)	- 144,536
Plumbing Adj	+ 2.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,766
Adj Base Cost	= 85.76	Lot Value	+ 1,225
Total Area	x 2,144	Indicated Value	= 41,991
Adjusted Cost	= 183,869	Value Per SqFt	19.59

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	7184	9x5		45	31.84		1,433



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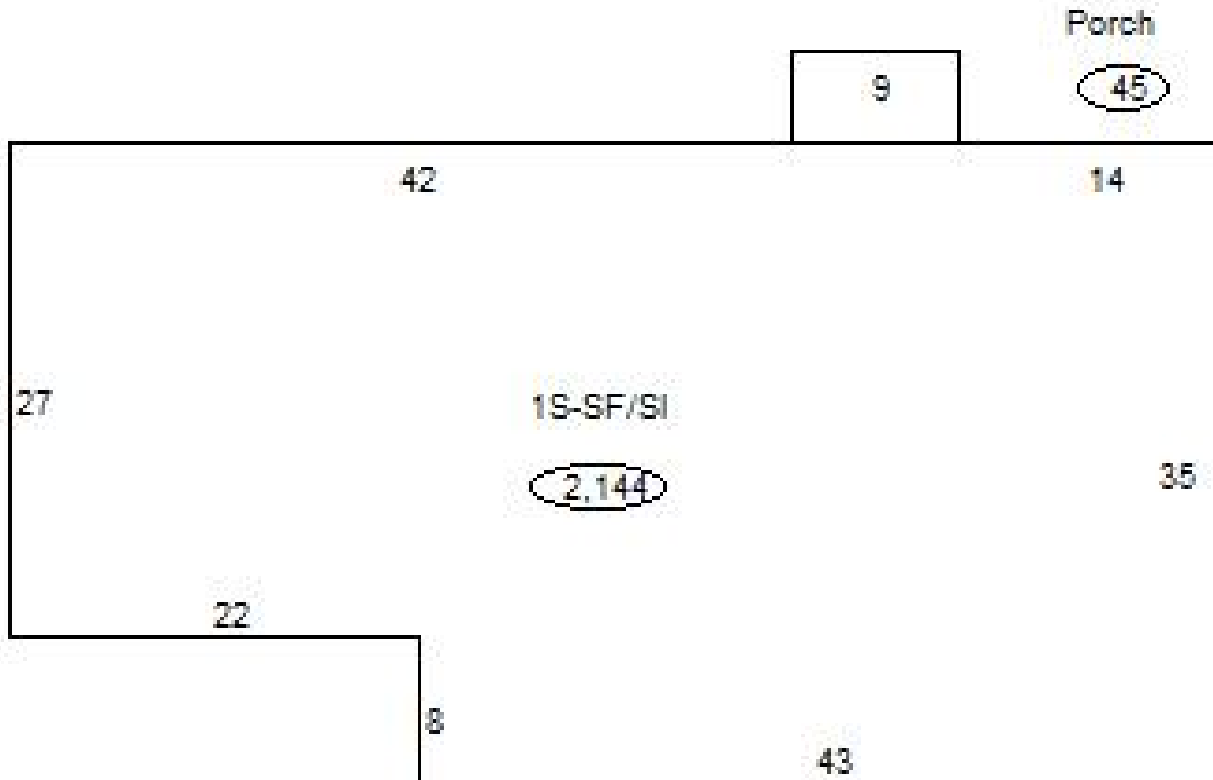
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,144	1.000	2,144
2	M	RSPC		20	Porch	45	1.000	45
<b>Total Building Area</b>						2,144		2,144



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	53x12x0			636
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
Base Cost (4.14 x 636)		2,633		2,633	2,106	527
	CPDT	Carport - Detached	21x18x10		Formed Metal	378
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
Base Cost (8.80 x 378)		3,326		3,326	2,661	665
	PACN	Paving - Concrete / SIDEWALK	34x5x0			170
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	0					
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
Base Cost (6.06 x 170)		1,030		1,030	824	206