



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:26:10
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Assessment Data					Primary Image									
Account	300006696													
Parcel ID	3001-00-002-019-0-001-00													
Cadastral ID	3001-002-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	4											
Tax Area	203 - JT-5-FS/MAY-C													
Name ID	12591													
MCCLUNG, ROBERT M.														
P O BOX 7 MAY OK 73851-0000														
Parcel Location														
Situs	US 412 HWY													
Subdivision	MAY ORIGINAL													
Lot/Block	0019 / 0002	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	300100 - MAY/MULTI													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
Legal Description Lat/Long: 36.61708195 -99.74576555														
Building Permits														
MAY ORIG. BLOCK 2 LOT 19-20-21														
<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					
					532/728	BENBROOK RENTALS LLC	01/26/1998	6,000	MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax						
Remove Cap		Land Value	1,050	1,050	12%	126	Assessed	1,425	95.23					
Year Frozen		Improvements	42,967	10,821		1,299	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	44,017	11,871	1,425	Total Taxable	1,425	95.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006696	MCCLUNG, ROBERT M.	203	44,017	0	1,357	91.00							
2024	2024-300006696	MCCLUNG, ROBERT M.	203	41,876	0	1,292	86.00							
2023	2023-300006696	MCCLUNG, ROBERT M.	203	37,769	0	1,231	82.00							
2022	2022-300006696	MCCLUNG, ROBERT M.	203	28,147	0	1,172	78.00							
2021	2021-300006696	MCCLUNG, ROBERT M.	203	28,147	0	1,116	75.00							
2020	2020-300006696	MCCLUNG, ROBERT M.	203	28,147	0	1,063	85.00							
2019	2019-0006696	MCCLUNG, ROBERT M.	203	28,147		1,013	81.00							
2018	2018-0006696	MCCLUNG, ROBERT M.	203	28,147		965	77.00							
2017	2017-0006696	MCCLUNG, ROBERT M.	203	24,767		919	74.00							
2016	2016-0006696	MCCLUNG, ROBERT M.	203	24,767		875	70.00							
2015	2015-0006696	MCCLUNG, ROBERT M.	203	22,576		833	66.00							
2014	2014-0006696	MCCLUNG, ROBERT M.	203	22,576		794	62.00							
2013	2013-0006696	MCCLUNG, ROBERT M.	203	22,576		756	58.00							



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Lot Data	Primary Image	
<p>Lot Size 75 x 140</p> <p>Lot Count</p> <p>Units Buildable 1050</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 17 MAY COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 10,500.00 x .10 = 1,050</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,050</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,884</p> <p>Total Base Value 211,762</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 211,762</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 42,352</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 42,352</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 42,352</p> <p>Land Value 1,050</p> <p>Cost Approach Value 43,402 23.04/SqFt</p>	<p>Image ID 18570</p> <p>Image Date 5/4/2022</p> <p>Name 6696_1.JPG</p> <p>Description BUILDING</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 1,050</p> <p>Total Appraised Value 43,402 23.04/SqFt</p>	



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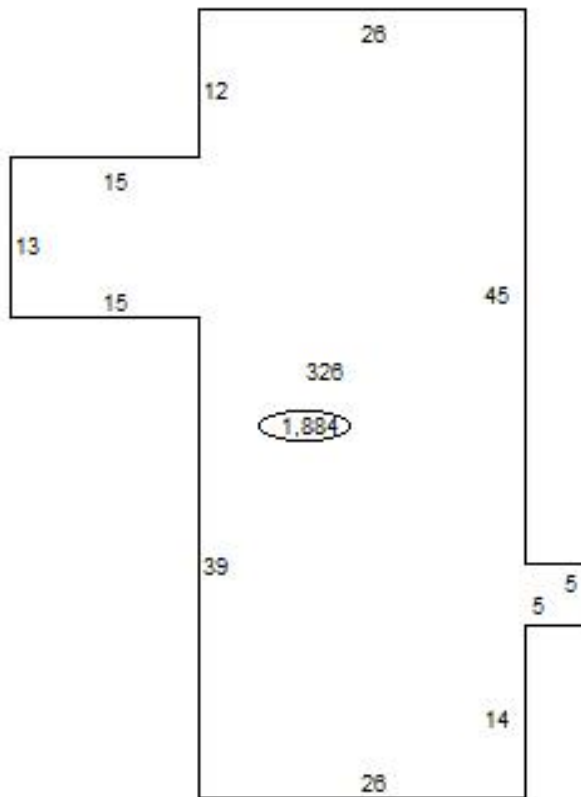
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Sketch Image

300006696



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	326		20	326	1,884	1.000	1,884
Total Building Area						1,884		1,884



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Account 300006696
Parcel ID 3001-00-002-019-0-001-00
Cadastral ID 3001-002-019-00-0-001-00

Tax Area Code 203
Property Class UC
Owners Name MCCLUNG, ROBERT M.

Building Data

Building ID 384
Building Sequence 1
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,884
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1940
Effective Age 120
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 2 - Fair
Condition 1 - Low
Exterior Wall 69 - PF. Metal w/Block Back-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gambrel
Roof Cover Metal

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

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 40.93
Wall Cost 61.34
HVAC Cost 10.13
Basement Cost 0.00
Total Base Cost 112.40
Total Area 1,884
Base RCN 211,762
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 211,762
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (169,410)
Total RCNLD 42,352
Lump Sums
Total Building Value 42,352 \$ 22.48 Per SqFt