



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:26:12  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006699 <b>Parcel ID</b> 3001-00-004-001-0-001-00 <b>Cadastral ID</b> 3001-004-001-00-0-001-00 <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> 00224 BROADWAY <b>Subdivision</b> MAY ORIGINAL <b>Lot/Block</b> 0001 / 0004 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 300100 - MAY/MULTI <b>School District</b> J-5-FS - J-5-FORT SUPPLY (Woodward)																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.61735568 -99.74842747																																																																																																																									
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Lot Data	Square-Foot - MAY ORIG/MOREYS	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	735	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .07 = 735	
Factor Value		
Adjustments		
Lot Value	735	

Residential Data	
Type	1 Single Family Residence
Condition	2.65 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	676 / 676
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	676
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 92

HOUSE / FRONT PORCH 5/4/2022

GRM Approach	
GRM Code	
Gross Rent Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	103.54	Total Misc Impr	+ 3,814
Roofing Adj	+ 4.96	Garage Cost	+
Subfloor Adj	+ -2.36	Total RCN	= 83,102
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 66,482
Plumbing Adj	+ 9.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,620
Adj Base Cost	= 117.29	Lot Value	+ 735
Total Area	x 676	Indicated Value	= 17,355
Adjusted Cost	= 79,288	Value Per SqFt	25.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,620		
Lot Value	735		
Indicated Value	17,355	25.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	17,355	25.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	1	1,874.09		1,874
RSPC	Raised Slab Porch - Covered	7198	6x4		24	40.43		970
RSPC	Raised Slab Porch - Covered	8394	6x4		24	40.43		970



Harper

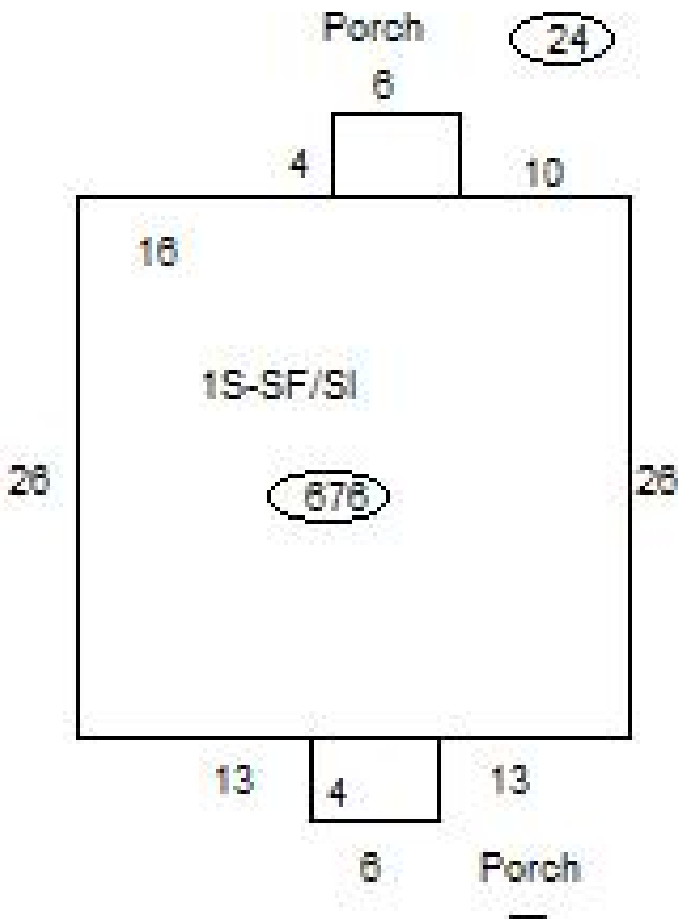
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Sketch Image

30006699



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	24	1.000	24
2	R	1	Slab	20	1S-SF/Sl	676	1.000	676
3	M	RSPC		20	Porch	24	1.000	24
<b>Total Building Area</b>						676		676