



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:26:22
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Assessment Data					Primary Image					
Account	300006712									
Parcel ID	3001-00-006-017-0-001-00									
Cadastral ID	3001-006-017-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UR	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	BROADWAY									
Subdivision	MAY ORIGINAL									
Lot/Block	0017 / 0006	Parcel Size	8 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	300100 - MAY/MULTI									
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)									
Legal Description Lat/Long: 36.61668411 -99.74692801										
Building Permits										
MAY ORIG BLOCK 6 LOTS 17-18-19-20-21-22-23-24										
Exemptions										
Code	Type	Active	Maximum	Exemption	Sale History	Bk/Pg	Grantor	Date	Price	Code
					643/282	NEELY, DANIEL &	10/01/2008	27,500	Q	
					588/539	CROOKS, SUSIE E. EST	11/20/2003	17,000	PQ	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax		
Remove Cap		Land Value	1,960	1,960	12%	235	Assessed	4,169	278.61	
Year Frozen		Improvements	32,784	32,784		3,934	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	34,744	34,744		4,169	Total Taxable	4,169	279.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300006712	MCCLUNG, ROBERT M.	203	34,744	0	4,169	279.00			
2024	2024-300006712	MCCLUNG, ROBERT M.	203	38,765	0	3,984	266.00			
2023	2023-300006712	MCCLUNG, ROBERT M.	203	36,351	0	3,794	254.00			
2022	2022-300006712	MCCLUNG, ROBERT M.	203	21,662	0	2,599	174.00			
2021	2021-300006712	MCCLUNG, ROBERT M.	203	21,662	0	2,599	174.00			
2020	2020-300006712	MCCLUNG, ROBERT M.	203	21,662	0	2,599	207.00			
2019	2019-0006712	MCCLUNG, ROBERT M.	203	21,662		2,599	208.00			
2018	2018-0006712	MCCLUNG, ROBERT M.	203	21,662		2,599	206.00			
2017	2017-0006712	MCCLUNG, ROBERT M.	203	21,662		2,599	209.00			
2016	2016-0006712	MCCLUNG, ROBERT M.	203	21,662		2,599	209.00			
2015	2015-0006712	MCCLUNG, ROBERT M.	203	21,451		2,573	203.00			
2014	2014-0006712	MCCLUNG, ROBERT M.	203	21,451		2,573	200.00			
2013	2013-0006712	MCCLUNG, ROBERT M.	203	20,771		2,492	192.00			




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Lot Data	Square-Foot - MAY ORIG/MOREYS	Primary Image
Lot Size	200 x 140	 <p>3001-00-006-017-0-001-00 6712 05/03/2022</p>
Lot Count		
Units Buildable	1960	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	28,000.00 x .07 = 1,960	
Factor Value		
Adjustments		
Lot Value	1,960	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,140 / 1,140
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	228 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 76

HOUSE / SLABS 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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	31,368		
Lot Value	1,960		
Indicated Value	33,328	29.24	Per SqFt
Agland Value			
Site Improvements	1,734		
Total Value	35,062	30.76	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.35	Total Misc Impr	+ 235
Roofing Adj	+ 5.01	Garage Cost	+ 7,917
Subfloor Adj	+ 0.00	Total RCN	= 120,647
Heat/Cool Adj	+ 1.73	Depreciation (74%)	- 89,279
Plumbing Adj	+ 5.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,368
Adj Base Cost	= 98.68	Lot Value	+ 1,960
Total Area	x 1,140	Indicated Value	= 33,328
Adjusted Cost	= 112,495	Value Per SqFt	29.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	7211	6x4		24	9.78		235



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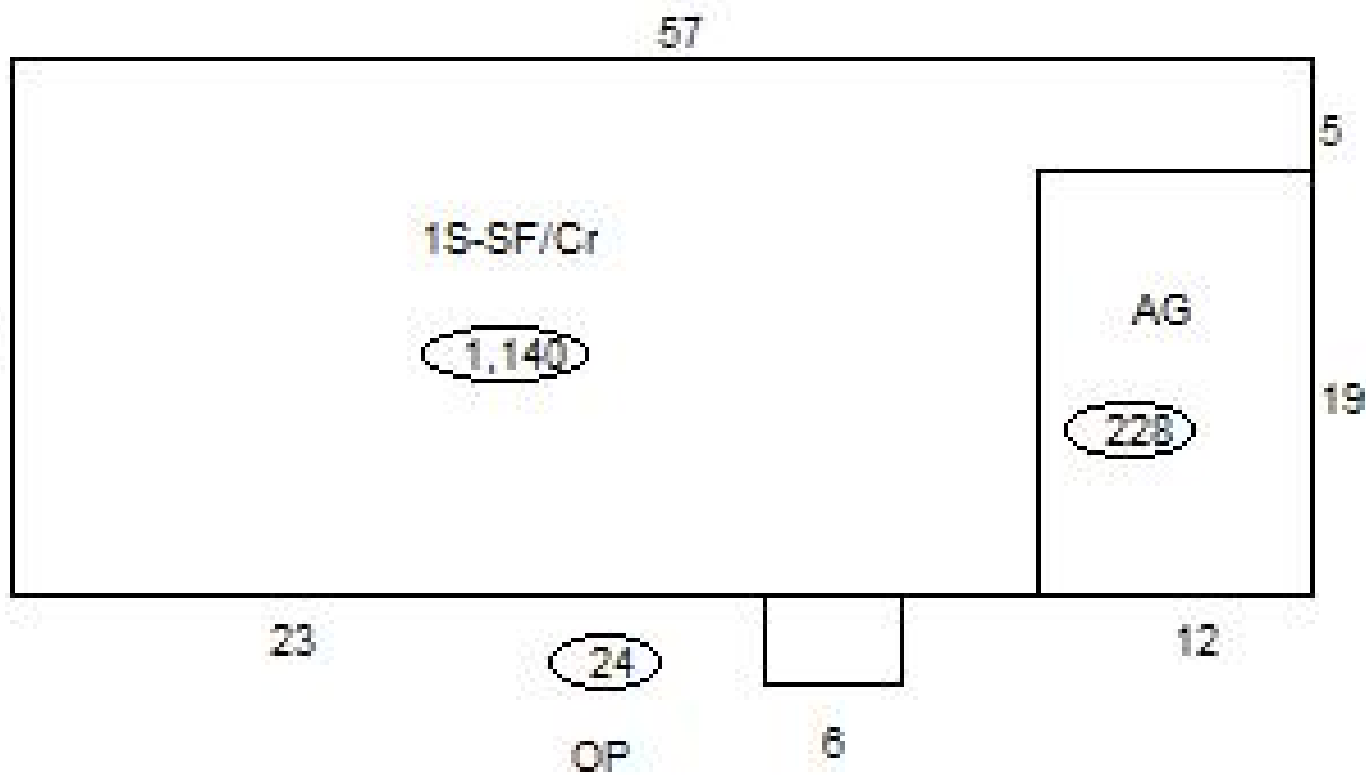
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	OP	24	1.000	24
2	G	1		20	AG	228	1.000	228
3	R	1	Crawl	20	1S-SF/Cr	1,140	1.000	1,140
Total Building Area						1,140		1,140



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	16x3x0			48
	Qual 2	Cond 2	Year 1970	Eff Age 67		
			0			

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.97 x 48)	335		335	268
				67



SHDS	Yard Shed - Wood / BAD SHAPE	33x20x8		Galvanized Metal	660
Qual 1	Cond 1	Year 1970	Eff Age 78		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (11.31 x 660)	7,465		7,465	5,972
				1,493



PACN	Paving - Concrete / DRIVEWAY	13x12x0			156
Qual 2	Cond 2	Year 1950	Eff Age 91		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.58 x 156)	870		870	696
				174