



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300009506													
Parcel ID	0000-34-25N-24W-4-002-00													
Cadastral ID	0000-25N-24W-34-4-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	25176													
MCCLUNG, MICHELLE														
P O BOX 4 MAY OK 73851-														
Parcel Location														
Situs	18303 29 RD E													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	34 / 25 / 24 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.61883219 -99.70329094														
SEC 34-25-24 E2E2SE4 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					
					771/314	ALBRIGHT, MEL &	08/26/2016		04					
					627/467	MCCLUNG, ROBERT M.	08/16/2007	12,000	FT					
					/	ALBRIGHT, MEL &								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap		Land Value	8,548	8,548	12%	1,026	Assessed	17,559	1,179.79					
Year Frozen		Improvements	27,146	27,146		3,258	Penalty	0						
Uncapped Value	0	Mobile Home	110,624	110,624		13,275	Exemption	0	0.00					
TIF Project ID	0	Total Value	146,318	146,318		17,559	Total Taxable	17,559	1,180.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300009506	MCCLUNG, MICHELLE			101	146,318	0	17,282	1,161.00					
2024	2024-300009506	MCCLUNG, MICHELLE			101	151,163	0	16,779	1,116.00					
2023	2023-300009506	MCCLUNG, MICHELLE			101	135,747	0	16,289	1,094.00					
2022	2022-300009506	MCCLUNG, MICHELLE			101	131,682	0	15,802	1,070.00					
2021	2021-300009506	ALBRIGHT, MEL &			101	131,682	0	15,802	1,091.00					
2020	2020-300009506	ALBRIGHT, MEL &			101	131,682	0	15,802	1,070.00					
2019	2019-0009506	ALBRIGHT, MEL &			101	135,238		16,228	968.00					
2018	2018-0009506	ALBRIGHT, MEL &			101	133,607		16,032	957.00					
2017	2017-0009506	ALBRIGHT, MEL &			101	136,561		16,387	978.00					
2016	2016-0009506	ALBRIGHT, MEL &			101	153,184		16,688	996.00					
2015	2015-0009506	ALBRIGHT, MEL &			101	135,017		16,202	967.00					
2014	2014-0009506	ALBRIGHT, MEL &			101	136,130		16,335	975.00					
2013	2013-0009506	ALBRIGHT, MEL &			101	140,974		16,917	1,010.00					



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Acre Base Lot Value .00 x .00 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	6 Mobile Home 84 x 34
Condition	3 - Average
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,856 / 2,856
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2007 / 19

House 5/17/2022

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	

Cost Approach		Manual :	
Base Cost	47.21	Total Misc Impr	+ 27,047
Roofing Adj	+ 2.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 183,927
Heat/Cool Adj	+ 1.55	Depreciation (42%)	- 77,249
Plumbing Adj	+ 3.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 106,678
Adj Base Cost	= 54.93	Lot Value	+ 2,500
Total Area	x 2,856	Indicated Value	= 109,178
Adjusted Cost	= 156,880	Value Per SqFt	38.23

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,678		
Lot Value	2,500		
Indicated Value	109,178	38.23	Per SqFt
Agland Value	6,048		
Site Improvements	29,532		
Total Value	144,758	50.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0		1	1	5,297.52		5,298
RSPC	Raised Slab Porch - Covered	191	33x12		396	25.88		10,248
CPAT	Carport - Attached	192	30x20		600	10.39		6,234
PATC	Patio - Covered	193	20x18		360	14.63		5,267



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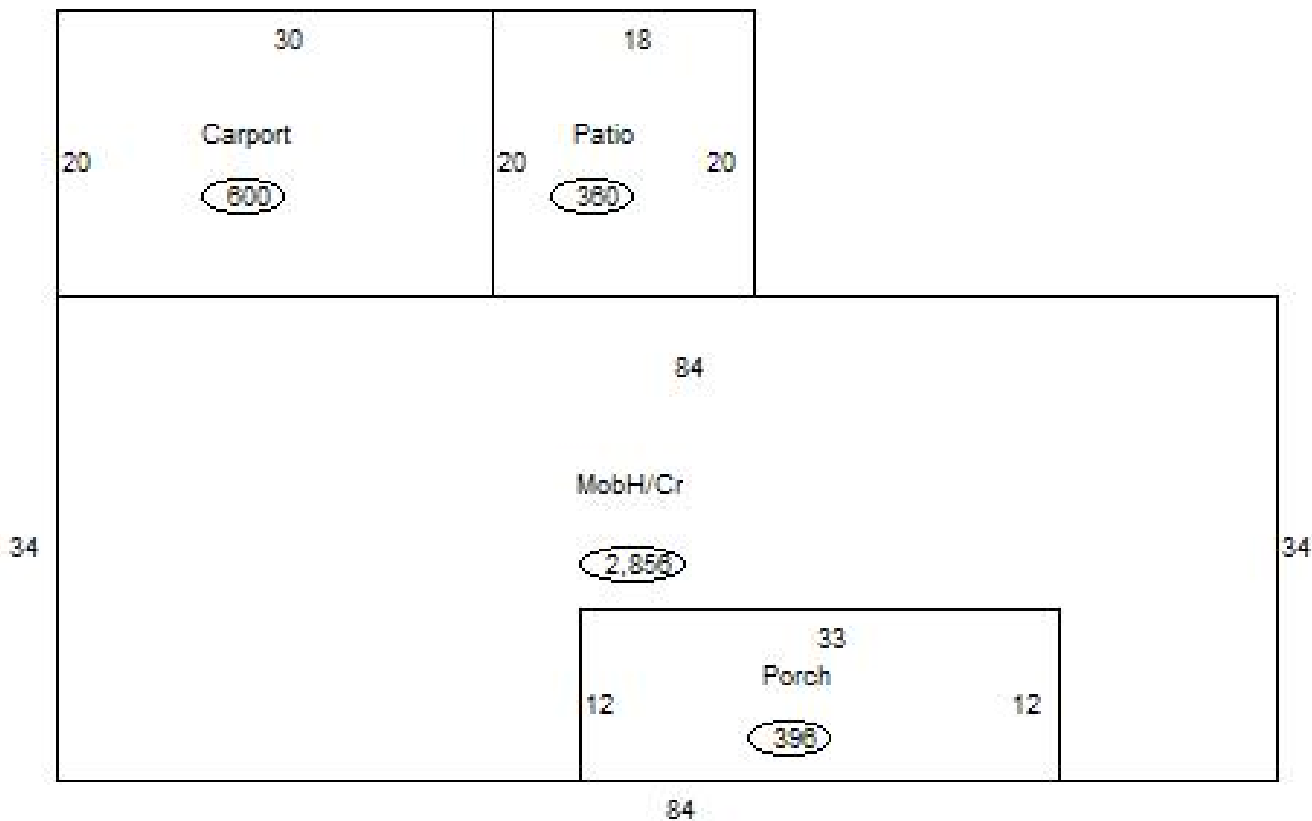
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,856	1.000	2,856
2	M	RSPC		20	Porch	396	1.000	396
3	M	CPAT		20	Carport	600	1.000	600
4	M	PATC		20	Patio	360	1.000	360
Total Building Area						2,856		2,856



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood / By Shipping Container	10x10x6		Formed Metal	100
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (23.83 x 100)		2,383		2,383	667	1,716
	HAYS	Hay Shed Open Sides / By Utility Shed	15x9x5		Galvanized Metal	135
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (7.94 x 135)		1,072		1,072	225	847
	PACN	Paving - Concrete / Utility Shed	42x21x0			882
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (4.10 x 882)		3,616		3,616	1,627	1,989
	SHDS	Yard Shed - Wood / Behind House	15x9x6		Formed Metal	135
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (22.13 x 135)		2,988		2,988	1,106	1,882
	PACN	Paving - Concrete / Front Sidewalk	56x4x0			224
	Qual	3	Cond 3	Year 2007	Eff Age 19	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.29 x 224)		1,185		1,185	948	237
	SHDS	Shipping/Storage Container	16x8x6		Formed Metal	128
	Qual	3	Cond 3	Year 2007	Eff Age 19	
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
Base Cost (23.86 x 128)		3,054		3,054	1,741	1,313
	UTIL	Utility Building	50x30x14	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (25.60 x 1,500)		38,400		38,400	18,816	19,584



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	Lean To - Attached / Utility Shed	50x22x10		Formed Metal	1,100	
	Qual	3	Cond 3	Year	2006	Eff Age	20
		Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
		Base Cost (5.76 x 1,100)	6,336		6,336	4,372	1,964



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DB	DALHART 3-5%	NP	42			4.618	134	134	621	621
PA	PRATT BILLOWY	NP	48			35.176	154	154	5,403	5,403
PC	PRATT LOAMY BILLOWY	NP	37			.206	118	118	24	24
NP Totals						40.000			6,048	6,048
Total Agland						40.000			6,048	6,048