



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	300002082				<p>0000-32-27N-20W-1-001-00_002.JPG 1/26/2023</p>									
Parcel ID	0000-32-27N-20W-1-001-00													
Cadastral ID	0000-27N-20W-32-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	13241													
SELMAN, ROBERT E. REVOCABLE TRUST														
% BANK OF OK ATTN:RPS														
PO BOX 24128 OKLAHOMA CITY OK 73124-0000														
Parcel Location														
Situs	3227N20W11													
Subdivision														
Lot/Block	/	Parcel Size	605.97 - Acres											
Sec/Twn/Rng	32 / 27 / 20 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.61867524 -99.98530395														
SEC.32-27-20 ALL LESS 34.03 A.HWY & RR BOOK 490 PAGE 632 BOATMAN'S 1ST & PAULINE K SELMAN TRUSTEES OF														
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					
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Exemptions														
<table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
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Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	2020	Land Value	36,797	36,797	12%	4,416	Assessed	7,992	629.29
Year Frozen		Improvements	29,867	29,796		3,576	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	66,664	66,593		7,992	Total Taxable	7,992	629.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300002082	SELMAN, ROBERT E. REVOCABLE TRUST	102	66,664	0	7,759	611.00	
2024	2024-300002082	SELMAN, ROBERT E. REVOCABLE TRUST	102	68,478	0	7,533	613.00	
2023	2023-300002082	SELMAN, ROBERT E. REVOCABLE TRUST	102	60,943	0	7,314	605.00	
2022	2022-300002082	SELMAN, ROBERT (TRUST)	102	60,943	0	7,314	602.00	
2021	2021-300002082	SELMAN, ROBERT (TRUST)	102	60,943	0	7,314	604.00	
2020	2020-300002082	SELMAN, ROBERT (TRUST)	102	60,943	0	7,314	602.00	
2019	2019-0002082	SELMAN, ROBERT (TRUST)	102	57,807		6,937	575.00	
2018	2018-0002082	SELMAN, ROBERT (TRUST)	102	57,807		6,937	575.00	
2017	2017-0002082	SELMAN, ROBERT (TRUST)	102	56,202		6,745	561.00	
2016	2016-0002082	SELMAN, ROBERT (TRUST)	102	56,202		6,696	570.00	
2015	2015-0002082	SELMAN, ROBERT (TRUST)	102	55,342		6,501	516.00	
2014	2014-0002082	SELMAN, ROBERT (TRUST)	102	53,927		6,312	506.00	
2013	2013-0002082	SELMAN, ROBERT (TRUST)	102	54,207		6,128	488.00	



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		<p>0000-32-27N-20W-1-001-00 01/26/23</p> <p>0000-32-27N-20W-1-001-00_002.JPG 1/26/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,012 / 1,012
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 87

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	97.22	Total Misc Impr	+ 793
Roofing Adj	+ 5.04	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 114,886
Heat/Cool Adj	+ 1.97	Depreciation (75%)	- 86,165
Plumbing Adj	+ 8.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,721
Adj Base Cost	= 112.74	Lot Value	+ 5,000
Total Area	x 1,012	Indicated Value	= 33,721
Adjusted Cost	= 114,093	Value Per SqFt	33.32

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	28,721	
Lot Value	5,000	
Indicated Value	33,721	33.32 Per SqFt
Agland Value	31,797	
Site Improvements	1,285	
Total Value	66,803	66.01 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	1016	12x6		72	11.02		793



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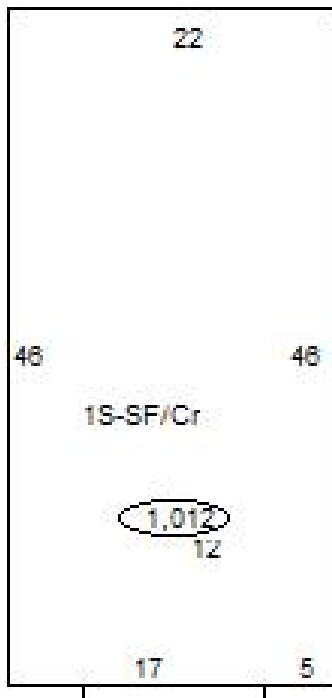
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	72	1.000	72
2	R	1	Crawl	20	1S-SF/Cr	1,012	1.000	1,012
Total Building Area						1,012		1,012



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	40x8x8		Galvanized Metal	320
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)		RCNLD
Base Cost (18.26 x 320)		5,843		5,843	4,558	1,285



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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
CC	COTTONWOOD	NP	5	LPI		5.000	16	16	80	80
LC	LINCOLN SOILS	NP	23	LPI		33.640	74	74	2,476	2,476
LD	LOAMY ALLUVIAL LAND	NP	33	LPI		17.000	106	106	1,795	1,795
PD	PRATT LOAMY HUMMOCKY	NP	31	LPI		32.000	99	99	3,174	3,174
QC	QUINLAN-WDWARD 5-12%	NP	14	LPI		142.000	45	45	6,362	6,362
RD	ROUGH BROKEN LAND	NP	10	LPI		308.000	32	32	9,856	9,856
WB	WOODWARD 3-8%	NP	33	LPI		54.600	106	106	5,766	5,766
YA	YAHOLA FINE SANDY	NP	55	LPI		13.000	176	176	2,288	2,288
NP Totals						605.240			31,797	31,797
Total Agland						605.240			31,797	31,797