



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data	Primary Image
<b>Account</b> 300002083 <b>Parcel ID</b> 0000-33-27N-20W-1-001-00 <b>Cadastral ID</b> 0000-27N-20W-33-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13241 SELMAN, ROBERT E. REVOCABLE TRUST % BANK OF OK ATTN:RPS  PO BOX 24128 OKLAHOMA CITY OK 73124-0000  <b>Parcel Location</b> <b>Situs</b> 3327N20W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 617 - Acres <b>Sec/Twn/Rng</b> 33 / 27 / 20 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO	<p>No Image On File</p>

Legal Description	Lat/Long: 36.62242363 -99.87167598	Building Permits
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Legal Description	Lat/Long: 36.62242363 -99.87167598	Building Permits										
SEC.33-27-20 ALL LESS RR & HWY BOOK 490 PAGE 632 BOATMAN'S 1ST & PAULINE K SELMAN TRUSTEES OF		<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
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code

### Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	Land Value	47,273	47,273	12%	5,673	Assessed	5,673	446.69
Year Frozen	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	47,273	47,273	5,673	Total Taxable	5,673	447.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002083	SELMAN, ROBERT E. REVOCABLE TRUST	102	47,273	0	5,673	447.00
2024	2024-300002083	SELMAN, ROBERT E. REVOCABLE TRUST	102	47,273	0	5,673	462.00
2023	2023-300002083	SELMAN, ROBERT E. REVOCABLE TRUST	102	46,963	0	5,636	466.00
2022	2022-300002083	SELMAN, ROBERT (TRUST)	102	46,963	0	5,636	464.00
2021	2021-300002083	SELMAN, ROBERT (TRUST)	102	46,963	0	5,636	465.00
2020	2020-300002083	SELMAN, ROBERT (TRUST)	102	46,963	0	5,636	464.00
2019	2019-0002083	SELMAN, ROBERT (TRUST)	102	46,963		5,636	467.00
2018	2018-0002083	SELMAN, ROBERT (TRUST)	102	46,963		5,636	467.00
2017	2017-0002083	SELMAN, ROBERT (TRUST)	102	46,963		5,636	469.00
2016	2016-0002083	SELMAN, ROBERT (TRUST)	102	46,963		5,636	480.00
2015	2015-0002083	SELMAN, ROBERT (TRUST)	102	46,963		5,636	447.00
2014	2014-0002083	SELMAN, ROBERT (TRUST)	102	46,963		5,636	452.00
2013	2013-0002083	SELMAN, ROBERT (TRUST)	102	46,963		5,636	449.00



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 47,273 Site Improvements Total Value 47,273 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
<b>Cost Approach</b>		<b>Manual :</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300002083

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CC	COTTONWOOD	NP	5			52.151	16	16	834	834
LC	LINCOLN SOILS	NP	23			10.887	74	74	801	801
LD	LOAMY ALLUVIAL LAND	NP	33			10.679	106	106	1,128	1,128
PB	PRATT HUMMOCKY	NP	40			16.673	128	128	2,134	2,134
PC	PRATT LOAMY BILLOWY	NP	37			98.054	118	118	11,610	11,610
PD	PRATT LOAMY HUMMOCKY	NP	31			51.554	99	99	5,114	5,114
PE	PRATT LOAMY DUNED	NP	20			48.653	64	64	3,114	3,114
QA	QUINLAN LOAM	NP	11			122.565	35	35	4,314	4,314
QC	QUINLAN-WDWARD 5-12%	NP	14			7.919	45	45	355	355
RD	ROUGH BROKEN LAND	NP	10			9.633	32	32	308	308
TD	TIVOLI FINE SAND	NP	13			63.472	42	42	2,640	2,640
W	WATER	NP	0			.803	0	0	0	0
WB	WOODWARD 3-8%	NP	33			97.946	106	106	10,343	10,343
YA	YAHOLA FINE SANDY	NP	55			26.011	176	176	4,578	4,578
<b>NP Totals</b>						617.000			47,273	47,273
<b>Total Agland</b>						617.000			47,273	47,273