



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 300002084 <b>Parcel ID</b> 0000-34-27N-20W-1-001-00 <b>Cadastral ID</b> 0000-27N-20W-34-1-001-00 <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> 3427N20W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 470 - Acres <b>Sec/Twn/Rng</b> 34 / 27 / 20 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					No Image On File				
<b>Legal Description</b> Lat/Long: 36.62242363 -99.87167598					<b>Building Permits</b>				
SEC.34-27-20 SW; N2 LESS 10 A. RR BOOK 490 PAGE 632 BOATMAN'S 1ST & PAULINE K SELMAN TRUSTEES OF					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>
<b>Remove Cap</b>		<b>Land Value</b>	45,165	45,165	12%	5,420	<b>Assessed</b>	5,420	426.77
<b>Year Frozen</b>		<b>Improvements</b>	0	0		0	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	45,165	45,165		5,420	<b>Total Taxable</b>	5,420	427.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-300002084	SELMAN, ROBERT E. REVOCABLE TRUST			102	45,165	0	5,420	427.00
2024	2024-300002084	SELMAN, ROBERT E. REVOCABLE TRUST			102	45,165	0	5,420	441.00
2023	2023-300002084	SELMAN, ROBERT E. REVOCABLE TRUST			102	45,479	0	5,457	451.00
2022	2022-300002084	SELMAN, ROBERT (TRUST)			102	45,479	0	5,457	449.00
2021	2021-300002084	SELMAN, ROBERT (TRUST)			102	45,479	0	5,457	451.00
2020	2020-300002084	SELMAN, ROBERT (TRUST)			102	45,479	0	5,457	449.00
2019	2019-0002084	SELMAN, ROBERT (TRUST)			102	45,479		5,457	452.00
2018	2018-0002084	SELMAN, ROBERT (TRUST)			102	45,479		5,457	452.00
2017	2017-0002084	SELMAN, ROBERT (TRUST)			102	45,479		5,457	454.00
2016	2016-0002084	SELMAN, ROBERT (TRUST)			102	45,479		5,457	464.00
2015	2015-0002084	SELMAN, ROBERT (TRUST)			102	45,479		5,457	433.00
2014	2014-0002084	SELMAN, ROBERT (TRUST)			102	45,479		5,457	437.00
2013	2013-0002084	SELMAN, ROBERT (TRUST)			102	45,479		5,457	435.00



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	/ /	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		45,165						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	45,165 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation ( 0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300002084

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CC	COTTONWOOD	NP	5			12.944	16	16	207	207
LA	LAS ANIMAS SOILS	NP	43			51.546	138	138	7,093	7,093
LC	LINCOLN SOILS	NP	23			20.814	74	74	1,532	1,532
LD	LOAMY ALLUVIAL LAND	NP	33			6.854	106	106	724	724
PB	PRATT HUMMOCKY	NP	40			11.272	128	128	1,443	1,443
PC	PRATT LOAMY BILLOWY	NP	37			22.946	118	118	2,717	2,717
PD	PRATT LOAMY HUMMOCKY	NP	31			78.887	99	99	7,826	7,826
QA	QUINLAN LOAM	NP	11			15.499	35	35	546	546
QC	QUINLAN-WDWARD 5-12%	NP	14			12.548	45	45	562	562
TD	TIVOLI FINE SAND	NP	13			132.971	42	42	5,532	5,532
TE	TIVOLI-QUINLAN	NP	12			6.391	38	38	245	245
WD	WOODWARD-QUINLAN3-8%	NP	23			3.828	74	74	282	282
YA	YAHOLA FINE SANDY	NP	55			93.501	176	176	16,456	16,456
<b>NP Totals</b>						470.000			45,165	45,165
<b>Total Agland</b>						470.000			45,165	45,165