



# 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	300002143				No Image On File				
Parcel ID	0000-13-27N-21W-4-001-00								
Cadastral ID	0000-27N-21W-13-4-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	13274								
SELMAN, MINNIE CORENE TRUST									
318 SPRUCE PARK DR. WOODWARD OK 73801-0000									
<b>Parcel Location</b>									
Situs	1327N21W41								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	13 / 27 / 21 / 4								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.82336079 -99.41195161									
SEC. 13-27-21 SE4 BOOK 585 PG 836 TRUST MINNIE CORENE SELMAN 1/2 MINNIE CORENE 1/2 L. EST					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SELMAN, MINNIE CORENE (TRUST)			
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	8,065	8,065	12%	968	Assessed	968	76.22
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	8,065	8,065		968	Total Taxable	968	76.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002143	SELMAN, MINNIE CORENE TRUST	102	8,065	0	968	76.00		
2024	2024-300002143	SELMAN, MINNIE CORENE TRUST	102	8,065	0	968	79.00		
2023	2023-300002143	SELMAN, MINNIE CORENE TRUST	102	8,065	0	960	79.00		
2022	2022-300002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770	0	932	77.00		
2021	2021-300002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770	0	932	77.00		
2020	2020-300002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770	0	932	77.00		
2019	2019-0002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770		932	77.00		
2018	2018-0002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770		932	77.00		
2017	2017-0002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770		932	77.00		
2016	2016-0002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770		932	79.00		
2015	2015-0002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770		932	74.00		
2014	2014-0002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770		932	75.00		
2013	2013-0002143	SELMAN, MINNIE CORENE (TRUST)	102	7,770		932	74.00		



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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 :		8,065						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	8,065 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

300002143

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			71.163	35	35	2,505	2,505
QC	QUINLAN-WDWARD 5-12%	NP	14			60.245	45	45	2,699	2,699
W	WATER	NP	0			.751	0	0	0	0
WB	WOODWARD 3-8%	NP	33			25.360	106	106	2,678	2,678
WD	WOODWARD-QUINLAN3-8%	NP	23			2.482	74	74	183	183
<b>NP Totals</b>						160.000			8,065	8,065
<b>Total Agland</b>						160.000			8,065	8,065