



# 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  | 300002181                |                               |             |             | No Image On File        |               |               |             |        |
| Parcel ID  | 0000-23-27N-21W-1-001-00 |                               |             |             |                         |               |               |             |        |
| Cadastral ID   | 0000-27N-21W-23-1-001-00 |                               |             |             |                         |               |               |             |        |
| 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.<br>WOODWARD OK 73801-0000                                |                          |                               |             |             |                         |               |               |             |        |
| <b>Parcel Location</b>   |                          |                               |             |             |                         |               |               |             |        |
| Situs  | 2327N21W11               |                               |             |             |                         |               |               |             |        |
| Subdivision  |                          |                               |             |             |                         |               |               |             |        |
| Lot/Block  | /                        | Parcel Size                   | 160 - Acres |             |                         |               |               |             |        |
| Sec/Twn/Rng  | 23 / 27 / 21 / 1         |                               |             |             |                         |               |               |             |        |
| Neighborhood   | 1000 - COUNTY            |                               |             |             |                         |               |               |             |        |
| School District  | 4-BUFFAL - 4-BUFFALO     |                               |             |             |                         |               |               |             |        |
| <b>Legal Description</b> Lat/Long: 36.80872852 -99.41645867                  |                          |                               |             |             |                         |               |               |             |        |
| SEC.23-27-21 NE4 BOOK 763 PAGE 694 (JEFFREY UND 1/8 TO THOMAS JUSTIN SELMAN) |                          |                               |             |             | <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   |
|  |                          |                               |             |             |                         |               |               |             |        |
| <b>Parcel Valuation</b>  |                          |                               |             |             |                         |               |               |             |        |
| Source   | REAL                     | Fair Cash                     | Capped      | Asmnt Level | Assessed                | Levy Rate     | 78.740        | Current Tax |        |
| Remove Cap   |                          | Land Value                    | 8,747       | 8,747       | 12%                     | 1,050         | Assessed      | 1,050       | 82.68  |
| 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                   | 8,747       | 8,747       |                         | 1,050         | Total Taxable | 1,050       | 83.00  |
| <b>Assessment History</b>  |                          |                               |             |             |                         |               |               |             |        |
| Tax Year   | Statement Number         | Billed Owner                  | Tax Area    | Total Value | Exemptions              | Taxable Value | Billed Tax    |             |        |
| 2025   | 2025-300002181           | SELMAN, MINNIE CORENE TRUST   | 102         | 8,747       | 0                       | 1,050         | 83.00         |             |        |
| 2024   | 2024-300002181           | SELMAN, MINNIE CORENE TRUST   | 102         | 8,747       | 0                       | 1,050         | 86.00         |             |        |
| 2023   | 2023-300002181           | SELMAN, MINNIE CORENE TRUST   | 102         | 8,747       | 0                       | 1,050         | 87.00         |             |        |
| 2022   | 2022-300002181           | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       | 0                       | 1,151         | 95.00         |             |        |
| 2021   | 2021-300002181           | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       | 0                       | 1,151         | 95.00         |             |        |
| 2020   | 2020-300002181           | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       | 0                       | 1,151         | 95.00         |             |        |
| 2019   | 2019-0002181             | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       |                         | 1,151         | 95.00         |             |        |
| 2018   | 2018-0002181             | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       |                         | 1,151         | 95.00         |             |        |
| 2017   | 2017-0002181             | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       |                         | 1,151         | 96.00         |             |        |
| 2016   | 2016-0002181             | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       |                         | 1,151         | 98.00         |             |        |
| 2015   | 2015-0002181             | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       |                         | 1,151         | 91.00         |             |        |
| 2014   | 2014-0002181             | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       |                         | 1,151         | 92.00         |             |        |
| 2013   | 2013-0002181             | SELMAN, MINNIE CORENE (TRUST) | 102         | 9,594       |                         | 1,151         | 92.00         |             |        |



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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                      |             | <b>GRM Approach</b>               |      |      |       |           |      |       |
| Adjustments                       |             | GRM Code                          |      |      |       |           |      |       |
| Lot Value                         |             | Gross Rent                        |      |      |       |           |      |       |
| <b>Residential Data</b>           |             | Indicated Value                   |      |      |       |           |      |       |
| Type                              |             | <b>Multiple Regression</b>        |      |      |       |           |      |       |
| Condition                         | -           | MRA Code                          |      |      |       |           |      |       |
| Quality                           | -           | Adusted R                         |      |      |       |           |      |       |
| Architecture                      |             | Indicated Value                   |      |      |       |           |      |       |
| Style                             |             | <b>Direct Comparables</b>         |      |      |       |           |      |       |
| 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                     | /           | <b>Value Reconciliation</b>       |      |      |       |           |      |       |
| Bed/F/H Bath                      | //          | Selected Approach                 |      |      |       |           |      |       |
| Basement Area                     |             | Cost Approach                     |      |      |       |           |      |       |
| Garage Type                       |             | Improvements                      |      |      |       |           |      |       |
| Remodel                           |             | Lot Value                         |      |      |       |           |      |       |
| Year/Eff Age                      | /           | Indicated Value                   |      |      |       |           |      |       |
| <b>Cost Approach</b>              |             | Agland Value                      |      |      |       |           |      |       |
| Manual :                          |             | 8,747                             |      |      |       |           |      |       |
| Base Cost                         | 0.00        | Site Improvements                 |      |      |       |           |      |       |
| Roofing Adj                       | + 0.00      | Total Value                       |      |      |       |           |      |       |
| Subfloor Adj                      | + 0.00      | 8,747 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        |                                   |      |      |       |           |      |       |
| <b>Miscellaneous Improvements</b> |             |                                   |      |      |       |           |      |       |
| Code                              | Description | Sketch ID                         | Size | Year | Units | Unit Cost | Depr | Value |



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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 |
|---------------------|----------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| QA                  | QUINLAN LOAM         | NP       | 11  |          |          | 108.851 | 35       | 35       | 3,832     | 3,832        |
| QC                  | QUINLAN-WDWARD 5-12% | NP       | 14  |          |          | 5.154   | 45       | 45       | 231       | 231          |
| W                   | WATER                | NP       | 0   |          |          | .542    | 0        | 0        | 0         | 0            |
| WB                  | WOODWARD 3-8%        | CR       | 33  |          |          | .087    | 168      | 168      | 15        | 15           |
| WB                  | WOODWARD 3-8%        | NP       | 33  |          |          | 41.566  | 106      | 106      | 4,389     | 4,389        |
| WD                  | WOODWARD-QUINLAN3-8% | NP       | 23  |          |          | 3.799   | 74       | 74       | 280       | 280          |
| <b>NP Totals</b>    |                      |          |     |          |          | 160.000 |          |          | 8,747     | 8,747        |
| <b>Total Agland</b> |                      |          |     |          |          | 160.000 |          |          | 8,747     | 8,747        |