



# 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	300002182				No Image On File				
Parcel ID	0000-23-27N-21W-2-001-00								
Cadastral ID	0000-27N-21W-23-2-001-00								
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	2327N21W21								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	23 / 27 / 21 / 2								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.80871695 -99.40754179									
SEC.23-27-21 NW4 BOOK 763 PAGE 693 (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	8,981	8,981	12%	1,078	Assessed	1,078	84.88
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	8,981	8,981		1,078	Total Taxable	1,078	85.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002182	SELMAN, MINNIE CORENE TRUST	102	8,981	0	1,078	85.00		
2024	2024-300002182	SELMAN, MINNIE CORENE TRUST	102	8,981	0	1,078	88.00		
2023	2023-300002182	SELMAN, MINNIE CORENE TRUST	102	8,981	0	1,078	89.00		
2022	2022-300002182	SELMAN, MINNIE CORENE TRUST	102	9,137	0	1,096	90.00		
2021	2021-300002182	SELMAN, MINNIE CORENE TRUST	102	9,137	0	1,096	90.00		
2020	2020-300002182	SELMAN, MINNIE CORENE TRUST	102	9,137	0	1,096	90.00		
2019	2019-0002182	SELMAN, MINNIE CORENE TRUST	102	9,137		1,096	91.00		
2018	2018-0002182	SELMAN, MINNIE CORENE TRUST	102	9,137		1,096	91.00		
2017	2017-0002182	SELMAN, MINNIE CORENE TRUST	102	9,137		1,096	91.00		
2016	2016-0002182	SELMAN, MINNIE CORENE TRUST	102	9,137		1,096	93.00		
2015	2015-0002182	SELMAN, MINNIE CORENE TRUST	102	9,137		1,096	87.00		
2014	2014-0002182	SELMAN, MINNIE CORENE TRUST	102	9,137		1,096	88.00		
2013	2013-0002182	SELMAN, MINNIE CORENE TRUST	102	9,137		1,096	87.00		



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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 8,981 Site Improvements Total Value 8,981 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

300002182

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			2.365	160	160	378	378
QA	QUINLAN LOAM	CR	11			.072	56	56	4	4
QA	QUINLAN LOAM	NP	11			51.542	35	35	1,814	1,814
QB	QUINLAN LOAM,ERODED	NP	10			6.025	32	32	193	193
QC	QUINLAN-WDWARD 5-12%	CR	14			11.505	71	71	820	820
QC	QUINLAN-WDWARD 5-12%	NP	14			60.903	45	45	2,728	2,728
W	WATER	NP	0			.824	0	0	0	0
WB	WOODWARD 3-8%	CR	33			10.555	168	168	1,773	1,773
WB	WOODWARD 3-8%	NP	33			2.446	106	106	258	258
WD	WOODWARD-QUINLAN3-8%	NP	23			13.765	74	74	1,013	1,013
<b>NP Totals</b>						160.000			8,981	8,981
<b>Total Agland</b>						160.000			8,981	8,981