



# 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> 300002185 <b>Parcel ID</b> 0000-24-27N-21W-2-001-00 <b>Cadastral ID</b> 0000-27N-21W-24-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 13274 SELMAN, MINNIE CORENE TRUST  318 SPRUCE PARK DR. WOODWARD OK 73801-0000  <b>Parcel Location</b> <b>Situs</b> 2427N21W21 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 24 / 27 / 21 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO	<p>No Image On File</p>

Legal Description	Lat/Long: 36.81791044 -99.42538546	Building Permits
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Legal Description	Number	Description	Opened	Closed	Amount
SEC.24-27-21 NW4 BOOK 763 PAGE 693 (JEFFREY UND 1/8 TO THOMAS JUSTIN SELMAN)					

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 13,825	13,825	12%	1,659	Assessed	1,659	130.63
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 13,825	13,825		1,659	Total Taxable	1,659	131.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002185	SELMAN, MINNIE CORENE TRUST	102	13,825	0	1,659	131.00
2024	2024-300002185	SELMAN, MINNIE CORENE TRUST	102	13,825	0	1,659	135.00
2023	2023-300002185	SELMAN, MINNIE CORENE TRUST	102	13,825	0	1,659	137.00
2022	2022-300002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199	0	2,064	170.00
2021	2021-300002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199	0	2,064	170.00
2020	2020-300002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199	0	2,064	170.00
2019	2019-0002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199		2,064	171.00
2018	2018-0002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199		2,064	171.00
2017	2017-0002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199		2,064	172.00
2016	2016-0002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199		2,064	176.00
2015	2015-0002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199		2,064	164.00
2014	2014-0002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199		2,064	165.00
2013	2013-0002185	SELMAN, MINNIE CORENE (TRUST)	102	17,199		2,064	164.00



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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				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
<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>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>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 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 + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value +  Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 13,825 Site Improvements Total Value 13,825 0.00 Total Value Per SqFt									
<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

300002185

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			23.816	255	255	6,061	6,061
CA	CAREY SILT 1-3%	NP	50			1.081	160	160	173	173
QA	QUINLAN LOAM	CR	11			20.066	56	56	1,123	1,123
QA	QUINLAN LOAM	NP	11			59.138	35	35	2,082	2,082
QC	QUINLAN-WDWARD 5-12%	NP	14			15.088	45	45	676	676
QC	QUINLAN-WDWARD 5-12%	CR	14			23.818	71	71	1,697	1,697
WB	WOODWARD 3-8%	CR	33			3.513	168	168	590	590
WB	WOODWARD 3-8%	NP	33			13.480	106	106	1,423	1,423
<b>NP Totals</b>						160.000			13,825	13,825
<b>Total Agland</b>						160.000			13,825	13,825