



# 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	300004530				No Image On File				
Parcel ID	0030-00-005-007-0-001-00								
Cadastral ID	0030-005-007-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area		1					
Tax Area	102 - 4R-BUFFALO								
Name ID	14248								
SELMAN, J.O.									
% BANK OF OK ATTN:RPS									
PO BOX 24128 OKLAHOMA CITY OK 73124-0000									
Parcel Location									
Situs	Lovedale 52620								
Subdivision	LOVEDALE								
Lot/Block	0007 / 0005	Parcel Size	.59 - Acres						
Sec/Twn/Rng	/ / /								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
Lat/Long: 36.62592977 -99.98530905									
LOVEDALE BLOCK 5 LOTS 7 THRU 12					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
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	59	59	12%	7	Assessed	7	0.55
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	59	59		7	Total Taxable	7	1.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004530	SELMAN, J.O.	102	59	0	7	1.00		
2024	2024-300004530	SELMAN, J.O.	102	59	0	7	1.00		
2023	2023-300004530	SELMAN, J.O.	102	59	0	7	1.00		
2022	2022-300004530	SELMAN, J.O.	102	59	0	7	1.00		
2021	2021-300004530	SELMAN, J.O.	102	59	0	7	1.00		
2020	2020-300004530	SELMAN, J.O.	102	59	0	7	1.00		
2019	2019-0004530	SELMAN, J.O.	102	59		7	1.00		
2018	2018-0004530	SELMAN, J.O.	102	59		7	1.00		
2017	2017-0004530	SELMAN, J.O.	102	59		7	1.00		
2016	2016-0004530	SELMAN, J.O.	102	59		7	1.00		
2015	2015-0004530	SELMAN, J.O.	102	59		7	1.00		
2014	2014-0004530	SELMAN, J.O.	102	59		7	1.00		
2013	2013-0004530	SELMAN, J.O.	102	59		7	1.00		



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value								
<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	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0	Indicated Value			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Agland Value                      59                      0.00 Per SqFt			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value                      59                      0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
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

300004530

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PD	PRATT LOAMY HUMMOCKY	NP	31	LPI		.590	99	99	59	59
<b>NP Totals</b>						0.590			59	59
<b>Total Agland</b>						0.590			59	59