



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:54:16
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Assessment Data					Primary Image				
Account	300004541				No Image On File				
Parcel ID	0030-00-012-001-0-001-00								
Cadastral ID	0030-012-001-00-0-001-00								
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	0001 / 0012	Parcel Size	.9 - Acres						
Sec/Twn/Rng	/ / /								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
Lat/Long: 36.79014527 -99.83904245									
LOVEDALE BLOCK 12 LOTS 1 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	89	89	12%	11	Assessed	11	0.87
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	89	89		11	Total Taxable	11	1.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004541	SELMAN, J.O.	102	89	0	11	1.00		
2024	2024-300004541	SELMAN, J.O.	102	89	0	11	1.00		
2023	2023-300004541	SELMAN, J.O.	102	89	0	11	1.00		
2022	2022-300004541	SELMAN, J.O.	102	89	0	11	1.00		
2021	2021-300004541	SELMAN, J.O.	102	89	0	11	1.00		
2020	2020-300004541	SELMAN, J.O.	102	89	0	11	1.00		
2019	2019-0004541	SELMAN, J.O.	102	89		11	1.00		
2018	2018-0004541	SELMAN, J.O.	102	89		11	1.00		
2017	2017-0004541	SELMAN, J.O.	102	89		11	1.00		
2016	2016-0004541	SELMAN, J.O.	102	89		11	1.00		
2015	2015-0004541	SELMAN, J.O.	102	89		11	1.00		
2014	2014-0004541	SELMAN, J.O.	102	89		11	1.00		
2013	2013-0004541	SELMAN, J.O.	102	89		11	1.00		



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Lot Data		-		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value								
Residential Data								
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 /				GRM Approach				
				GRM Code Gross Rent Indicated Value				
				Multiple Regression				
				MRA Code Adjusted R Indicated Value				
				Direct Comparables				
				Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value				
Cost Approach		Manual :		Value Reconciliation				
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 89 0.00 Per SqFt			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 89 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
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
PD	PRATT LOAMY HUMMOCKY	NP	31	LPI		.900	99	99	89	89
NP Totals						0.900			89	89
Total Agland						0.900			89	89