



# 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> 300004542 <b>Parcel ID</b> 0030-00-013-001-0-001-00 <b>Cadastral ID</b> 0030-013-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 14248 SELMAN, J.O. % BANK OF OK ATTN:RPS  PO BOX 24128 OKLAHOMA CITY OK 73124-0000  <b>Parcel Location</b> <b>Situs</b> Lovedale 52620 <b>Subdivision</b> LOVEDALE <b>Lot/Block</b> 0001 / 0013 <b>Parcel Size</b> .9 - Acres <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO	<p>No Image On File</p>

<b>Legal Description</b> Lat/Long: 36.80300518 -99.48442074	<b>Building Permits</b>
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LOVEDALE BLOCK 13 LOTS 1 THRU 12	Number	Description	Opened	Closed	Amount

<b>Exemptions</b>	<b>Sale History</b>
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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 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	2025-300004542	SELMAN, J.O.	102	89	0	11	1.00
2024	2024-300004542	SELMAN, J.O.	102	89	0	11	1.00
2023	2023-300004542	SELMAN, J.O.	102	89	0	11	1.00
2022	2022-300004542	SELMAN, J.O.	102	89	0	11	1.00
2021	2021-300004542	SELMAN, J.O.	102	89	0	11	1.00
2020	2020-300004542	SELMAN, J.O.	102	89	0	11	1.00
2019	2019-0004542	SELMAN, J.O.	102	89		11	1.00
2018	2018-0004542	SELMAN, J.O.	102	89		11	1.00
2017	2017-0004542	SELMAN, J.O.	102	89		11	1.00
2016	2016-0004542	SELMAN, J.O.	102	89		11	1.00
2015	2015-0004542	SELMAN, J.O.	102	89		11	1.00
2014	2014-0004542	SELMAN, J.O.	102	89		11	1.00
2013	2013-0004542	SELMAN, J.O.	102	89		11	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                      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				
<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

300004542

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
<b>NP Totals</b>						0.900			89	89
<b>Total Agland</b>						0.900			89	89