



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image				
Account 300004569 Parcel ID 0040-00-045-001-0-001-00 Cadastral ID 0040-045-001-00-0-001-00 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 13241 SELMAN, ROBERT E. REVOCABLE TRUST % BANK OF OK ATTN:RPS PO BOX 24128 OKLAHOMA CITY OK 73124-0000 Parcel Location Situs Salt Springs Subdivision SALT SPRINGS Lot/Block 0001 / 0045 Parcel Size 2.068 - Acres Sec/Twn/Rng / / / Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File				
Legal Description Lat/Long: 36.63829307 -99.99941489					Building Permits				
SALT SPRINGS BLOCK 45 LOTS 1 THRU 24 BOOK 490 PAGE 632					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	285	285	12%	34	Assessed	34	2.68
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	285	285		34	Total Taxable	34	3.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300004569	SELMAN, ROBERT E. REVOCABLE TRUST			102	285	0	34	3.00
2024	2024-300004569	SELMAN, ROBERT E. REVOCABLE TRUST			102	285	0	34	3.00
2023	2023-300004569	SELMAN, ROBERT E. REVOCABLE TRUST			102	285	0	34	3.00
2022	2022-300004569	SELMAN, ROBERT E. (TRUST)			102	285	0	34	3.00
2021	2021-300004569	SELMAN, ROBERT E. (TRUST)			102	285	0	34	3.00
2020	2020-300004569	SELMAN, ROBERT E. (TRUST)			102	285	0	34	3.00
2019	2019-0004569	SELMAN, ROBERT E. (TRUST)			102	285		34	3.00
2018	2018-0004569	SELMAN, ROBERT E. (TRUST)			102	285		34	3.00
2017	2017-0004569	SELMAN, ROBERT E. (TRUST)			102	285		34	3.00
2016	2016-0004569	SELMAN, ROBERT E. (TRUST)			102	285		34	3.00
2015	2015-0004569	SELMAN, ROBERT E. (TRUST)			102	285		34	3.00
2014	2014-0004569	SELMAN, ROBERT E. (TRUST)			102	285		34	3.00
2013	2013-0004569	SELMAN, ROBERT E. (TRUST)			102	285		34	3.00



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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 285			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 285 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

300004569

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LA	LAS ANIMAS SOILS	NP	43	LPI		2.070	138	138	285	285
NP Totals						2.070			285	285
Total Agland						2.070			285	285