



# 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> 300004570<br><b>Parcel ID</b> 0040-00-046-001-0-001-00<br><b>Cadastral ID</b> 0040-046-001-00-0-001-00<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RA VI Area 1<br><b>Tax Area</b> 102 - 4R-BUFFALO<br><b>Name ID</b> 13241<br>SELMAN, ROBERT E. REVOCABLE TRUST<br>% BANK OF OK ATTN:RPS<br><br>PO BOX 24128<br>OKLAHOMA CITY OK 73124-0000<br><br><b>Parcel Location</b><br><b>Situs</b> Salt Springs<br><b>Subdivision</b> SALT SPRINGS<br><b>Lot/Block</b> 0001 / 0046 <b>Parcel Size</b> 2.065 - Acres<br><b>Sec/Twn/Rng</b> / / /<br><b>Neighborhood</b> 1000 - COUNTY<br><b>School District</b> 4-BUFFAL - 4-BUFFALO |                         |                                   |                  |                  | No Image On File        |                    |                      |                      |                    |
| <b>Legal Description</b> Lat/Long: 36.62582875 -99.96710859  |                         |                                   |                  |                  | <b>Building Permits</b> |                    |                      |                      |                    |
| SALT SPRINGS BLOCK 46 LOTS 1 THRU 24 BOOK 490 PAGE 632   |                         |                                   |                  |                  | <b>Number</b>           | <b>Description</b> | <b>Opened</b>        | <b>Closed</b>        | <b>Amount</b>      |
|  |                         |                                   |                  |                  |                         |                    |                      |                      |                    |
| <b>Exemptions</b>  |                         |                                   |                  |                  | <b>Sale History</b>     |                    |                      |                      |                    |
| <b>Code</b>  | <b>Type</b>             | <b>Active</b>                     | <b>Maximum</b>   | <b>Exemption</b> | <b>Bk/Pg</b>            | <b>Grantor</b>     | <b>Date</b>          | <b>Price</b>         | <b>Code</b>        |
|  |                         |                                   |                  |                  |                         |                    |                      |                      |                    |
| <b>Parcel Valuation</b>  |                         |                                   |                  |                  |                         |                    |                      |                      |                    |
| <b>Source</b>  | <b>REAL</b>             |                                   | <b>Fair Cash</b> | <b>Capped</b>    | <b>Asmnt Level</b>      | <b>Assessed</b>    | <b>Levy Rate</b>     | 78.740               | <b>Current Tax</b> |
| <b>Remove Cap</b>  |                         | <b>Land Value</b>                 | 285              | 285              | 12%                     | 34                 | <b>Assessed</b>      | 34                   | 2.68               |
| <b>Year Frozen</b>   |                         | <b>Improvements</b>               | 0                | 0                |                         | 0                  | <b>Penalty</b>       | 0                    |                    |
| <b>Uncapped Value</b>  | 0                       | <b>Mobile Home</b>                | 0                | 0                |                         | 0                  | <b>Exemption</b>     | 0                    | 0.00               |
| <b>TIF Project ID</b>  | 0                       | <b>Total Value</b>                | 285              | 285              |                         | 34                 | <b>Total Taxable</b> | 34                   | 3.00               |
| <b>Assessment History</b>  |                         |                                   |                  |                  |                         |                    |                      |                      |                    |
| <b>Tax Year</b>  | <b>Statement Number</b> | <b>Billed Owner</b>               |                  |                  | <b>Tax Area</b>         | <b>Total Value</b> | <b>Exemptions</b>    | <b>Taxable Value</b> | <b>Billed Tax</b>  |
| 2025   | 2025-300004570          | SELMAN, ROBERT E. REVOCABLE TRUST |                  |                  | 102                     | 285                | 0                    | 34                   | 3.00               |
| 2024   | 2024-300004570          | SELMAN, ROBERT E. REVOCABLE TRUST |                  |                  | 102                     | 285                | 0                    | 34                   | 3.00               |
| 2023   | 2023-300004570          | SELMAN, ROBERT E. REVOCABLE TRUST |                  |                  | 102                     | 285                | 0                    | 34                   | 3.00               |
| 2022   | 2022-300004570          | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                | 0                    | 34                   | 3.00               |
| 2021   | 2021-300004570          | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                | 0                    | 34                   | 3.00               |
| 2020   | 2020-300004570          | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                | 0                    | 34                   | 3.00               |
| 2019   | 2019-0004570            | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                |                      | 34                   | 3.00               |
| 2018   | 2018-0004570            | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                |                      | 34                   | 3.00               |
| 2017   | 2017-0004570            | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                |                      | 34                   | 3.00               |
| 2016   | 2016-0004570            | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                |                      | 34                   | 3.00               |
| 2015   | 2015-0004570            | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                |                      | 34                   | 3.00               |
| 2014   | 2014-0004570            | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                |                      | 34                   | 3.00               |
| 2013   | 2013-0004570            | SELMAN, ROBERT E. (TRUST)         |                  |                  | 102                     | 285                |                      | 34                   | 3.00               |



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|  |                    |                    |             |   |   |                  |             |              |
|--|--------------------|--------------------|-------------|---|---|------------------|-------------|--------------|
| <b>Lot Data</b>  |                    | -                  |             | <b>Primary Image</b>  |   |                  |             |              |
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres<br>Topography<br>Street Access<br>Utilities<br>Amenities<br><br>Method<br>Base Lot Value<br>Factor Value<br>Adjustments<br>Lot Value  |                    |                    |             |   |   |                  |             |              |
| <b>Residential Data</b>  |                    |                    |             |   |   |                  |             |              |
| Type<br>Condition -<br>Quality -<br>Architecture<br>Style<br>Exterior Wall<br>Base/Total Area /<br>Style<br>HVAC<br>Roof Cover<br>Area on Slab<br>Fixture/RghIn /<br>Bed/F/H Bath / /<br>Basement Area<br>Garage Type<br>Remodel<br>Year/Eff Age / |                    |                    |             | <b>GRM Approach</b>   |   |                  |             |              |
|  |                    |                    |             | GRM Code<br>Gross Rent<br>Indicated Value   |   |                  |             |              |
|  |                    |                    |             | <b>Multiple Regression</b>  |   |                  |             |              |
|  |                    |                    |             | MRA Code<br>Adjusted R<br>Indicated Value   |   |                  |             |              |
|  |                    |                    |             | <b>Direct Comparables</b>   |   |                  |             |              |
|  |                    |                    |             | Selection Model      DEFAULT    DEFAULT SELECTION MODEL<br>Adjustment Model    DEFAULT    DEFAULT ADJUSTMENTS TABLE<br>Comparables<br>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                      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  |   |                  |             |              |
| <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

300004570

| 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          |
| <b>NP Totals</b>    |                  |          |     |          |          | 2.070 |          |          | 285       | 285          |
| <b>Total Agland</b> |                  |          |     |          |          | 2.070 |          |          | 285       | 285          |