



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:54:45
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Assessment Data				Primary Image							
Account	300004575										
Parcel ID	0050-00-001-001-0-001-00										
Cadastral ID	0050-001-001-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	RR	VI Area	2								
Tax Area	102 - 4R-BUFFALO										
Name ID	25852										
SIMPSON, SAMUEL L. & LACHELE E. SIMPSON											
691 EILERTS BUFFALO OK 73834-											
Parcel Location											
Situs	Selman 202721										
Subdivision	SELMAN										
Lot/Block	0001 / 0001	Parcel Size	23 - Lots								
Sec/Twn/Rng	/ / /										
Neighborhood	1000 - COUNTY										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description Lat/Long: 36.77208540 -99.52110656				EMPTY LOT 4/4/2024							
SELMAN BLOCK 1 LOTS 1 THRU 23 BOOK 762 PAGE 256				Building Permits							
				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					794/75	CENICEROS, BRANDON	12/01/2025	30,000	MQ		
					762/256	DAVIS, DEVIN	08/05/2021	0	04		
					647/530	WEAVER, WARREN K. LIFE ES	01/09/2009	2,000	16		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax		
Remove Cap	2026		Land Value	461	461	12%	Assessed	55	4.33		
Year Frozen			Improvements	0	0		Penalty	0			
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00		
TIF Project ID	0		Total Value	461	461		Total Taxable	55	4.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004575	CENICEROS, BRANDON			102	461	0	55	4.00		
2024	2024-300004575	CENICEROS, BRANDON			102	461	0	55	4.00		
2023	2023-300004575	CENICEROS, BRANDON			102	461	0	55	5.00		
2022	2022-300004575	CENICEROS, BRANDON			102	461	0	55	5.00		
2021	2021-300004575	CENICEROS, BRANDON			102	461	0	55	5.00		
2020	2020-300004575	DAVIS, DEVIN			102	461	0	55	5.00		
2019	2019-0004575	DAVIS, DEVIN			102	461		55	5.00		
2018	2018-0004575	DAVIS, DEVIN			102	461		55	5.00		
2017	2017-0004575	DAVIS, DEVIN			102	461		55	5.00		
2016	2016-0004575	DAVIS, DEVIN			102	461		55	5.00		
2015	2015-0004575	DAVIS, DEVIN			102	461		55	4.00		
2014	2014-0004575	BUSS, K.R.			102	461		55	4.00		
2013	2013-0004575	BUSS, K.R.			102	461		55	4.00		



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



EMPTY LOT 4/4/2024

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 :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	461
Site Improvements	
Total Value	461 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300004575

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SA	ST.PAUL 0-1%	NP	60	LPI		2.400	192	192	461	461
NP Totals						2.400			461	461
Total Agland						2.400			461	461