



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:54:46
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Assessment Data					Primary Image									
Account	300004576													
Parcel ID	0050-00-001-024-0-001-00													
Cadastral ID	0050-001-024-00-0-001-00													
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	0024 / 0001	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
691 EILERTS BUFFALO OK 73834-														
EMPTY LOT 4/4/2024														
Legal Description Lat/Long: 36.79399376 -99.51449301														
SELMAN BLOCK 1 LOTS 24 & 25; 27 & 28 BOOK 762 PAGE 256														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
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, DAVID M., ETAL	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	79	79	12%	9	Assessed	9	0.71					
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	79	79		9	Total Taxable	9	1.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004576	CENICEROS, BRANDON	102	79	0	9	1.00							
2024	2024-300004576	CENICEROS, BRANDON	102	79	0	9	1.00							
2023	2023-300004576	CENICEROS, BRANDON	102	79	0	9	1.00							
2022	2022-300004576	CENICEROS, BRANDON	102	79	0	9	1.00							
2021	2021-300004576	CENICEROS, BRANDON	102	79	0	9	1.00							
2020	2020-300004576	DAVIS, DEVIN	102	79	0	9	1.00							
2019	2019-0004576	DAVIS, DEVIN	102	79		9	1.00							
2018	2018-0004576	DAVIS, DEVIN	102	79		9	1.00							
2017	2017-0004576	DAVIS, DEVIN	102	79		9	1.00							
2016	2016-0004576	DAVIS, DEVIN	102	79		9	1.00							
2015	2015-0004576	DAVIS, DEVIN	102	79		9	1.00							
2014	2014-0004576	BUSS, K. R.	102	79		9	1.00							
2013	2013-0004576	BUSS, K. R.	102	79		9	1.00							



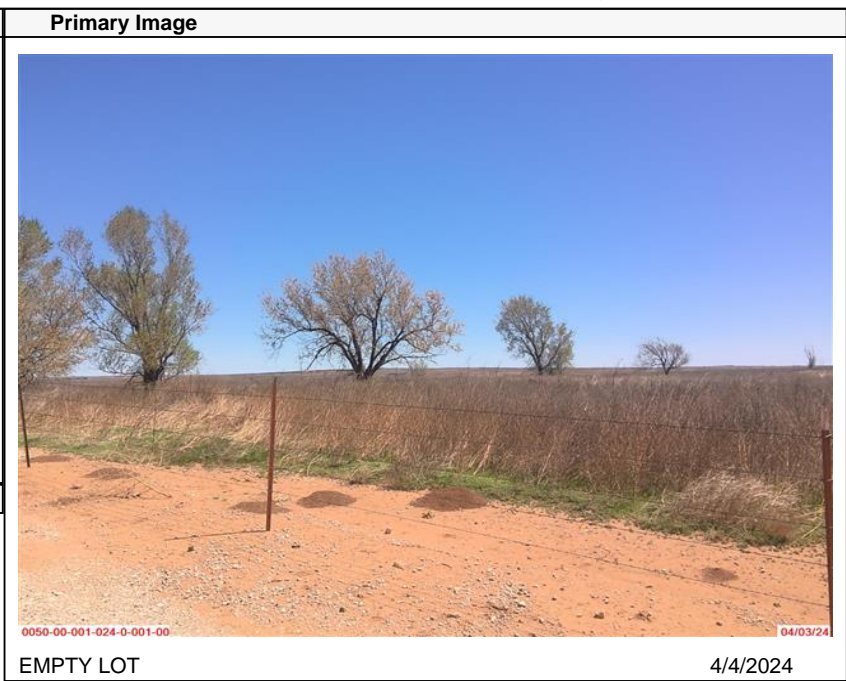
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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	79		
Site Improvements			
Total Value	79	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

300004576

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		.410	192	192	79	79
NP Totals						0.410			79	79
Total Agland						0.410			79	79