



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:54:48
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Assessment Data					Primary Image									
Account	300004578				<p>0050-00-001-029-0-001-00 04/03/24</p>									
Parcel ID	0050-00-001-029-0-001-00													
Cadastral ID	0050-001-029-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	RC	VI Area 2												
Tax Area	102 - 4R-BUFFALO													
Name ID	14262													
FARMERS CO-OP ASSN (ALVA)														
P O BOX 603 ALVA OK 73717-0000														
Parcel Location														
Situs	Selman 202721													
Subdivision	SELMAN													
Lot/Block	0029 / 0001	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.77928657 -99.52566871														
Building Permits														
SELMAN BLOCK 1 LOTS 29-30-31														
<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					
					/	FARMERS CO-OP ASSN (ALVA)								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	1,550	1,550	12%	186	Assessed	186	14.65					
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	1,550	1,550		186	Total Taxable	186	15.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004578	FARMERS CO-OP ASSN (ALVA)	102	1,550	0	186	15.00							
2024	2024-300004578	FARMERS CO-OP ASSN (ALVA)	102	1,550	0	186	15.00							
2023	2023-300004578	FARMERS CO-OP ASSN (ALVA)	102	1,550	0	186	15.00							
2022	2022-300004578	FARMERS CO-OP ASSN (ALVA)	102	1,550	0	186	15.00							
2021	2021-300004578	FARMERS CO-OP ASSN (ALVA)	102	1,550	0	186	15.00							
2020	2020-300004578	FARMERS CO-OP ASSN (ALVA)	102	1,550	0	186	15.00							
2019	2019-0004578	FARMERS CO-OP ASSN (ALVA)	102	1,550		186	15.00							
2018	2018-0004578	FARMERS COOPERATIVE ASS. (ALVA)	102	1,550		186	15.00							
2017	2017-0004578	FARMERS COOPERATIVE ASS. (ALVA)	102	1,550		186	15.00							
2016	2016-0004578	FARMERS COOPERATIVE ASS. (ALVA)	102	1,550		186	16.00							
2015	2015-0004578	FARMERS COOPERATIVE ASS. (ALVA)	102	1,550		186	15.00							
2014	2014-0004578	FARMERS COOPERATIVE ASS. (ALVA)	102	1,550		180	14.00							
2013	2013-0004578	FARMERS COOPERATIVE ASS. (ALVA)	102	6,200		172	14.00							



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0.31</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value .31 x 5,000.00 = 1,550</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,550</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 1,550</p> <p>Cost Approach Value 1,550</p>	<p>Image Information</p> <p>Image ID 29373</p> <p>Image Date 4/4/2024</p> <p>Name 001.JPG</p> <p>Description EMPTY LOT</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 1,550</p> <p>Total Appraised Value 1,550</p>	