




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300004579 Parcel ID 0050-00-001-032-0-001-00 Cadastral ID 0050-001-032-00-0-001-00 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 0032 / 0001 Parcel Size 14 - Lots Sec/Twn/Rng / / / Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					 <p>0050-00-001-032-0-001-00 04/03/24</p> <p>GRAIN ELEVATOR 4/4/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.79377806 -99.53941404 SELMAN BLOCK 1 LOTS 32 THRU 45 INCLUDES VACATED STREETS																																																																																																																									
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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 1.75</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 1.75 x 5,000.00 = 8,750</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 8,750</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 424,175</p> <p>Total Improvement Value 424,175</p> <p>Land Value 8,750</p> <p>Cost Approach Value 432,925</p>	<p>Image Information</p> <p>Image ID 29376</p> <p>Image Date 4/4/2024</p> <p>Name 003.JPG</p> <p>Description GRAIN ELEVATOR</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 424,175</p> <p>Land Value 8,750</p> <p>Total Appraised Value 432,925</p>	



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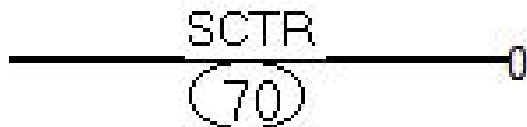
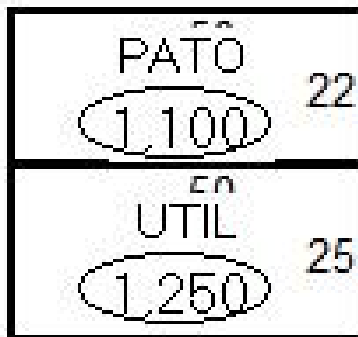
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	PATO		50	PATO	1,100	1.000	1,100
2	O	UTIL		50	UTIL	1,250	1.000	1,250
3	O	SCTR		50	SCTR	70	1.000	70
4	O	UTIL		50	UTIL	640	1.000	640

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	SLAB DOCK FR/BACK OF FEED SHED(2)	50x22x0	Concrete		1,100
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (7.33 x 1,100)				8,063	3,951	4,112
	UTIL	SHED - METAL / RAISED SLAB	50x25x14	Concrete	Formed Metal	1,250
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (26.74 x 1,250)				33,425	5,682	27,743
	SCTR	Scales - Truck, Concrete Platform	70x0x0			70
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (632.05 x 70)				44,244	7,521	36,723
	UTIL	DUMP BAY BLDG	40x16x14	Concrete	Formed Metal	640
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (27.88 x 640)				17,843	6,602	11,241
	GLPT	Grain Leg - With Pit 300	0x0x0	Concrete		300
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (410.16 x 300)				123,048		123,048
	STSL	TANK, AMMONIA 12000 GAL TANK	0x0x0	Gravel		12,000
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (1.30 x 12,000)				15,600	10,764	4,836
	GLNP	Grain Leg - No Pit / TO BIN 85'	0x0x0			85
	Qual	4	Cond 4	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (390.63 x 85)				33,204		33,204

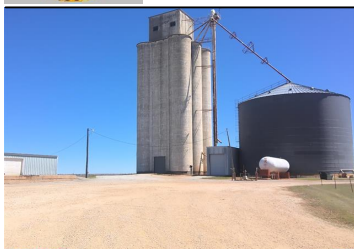


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PACN Paving - Concrete / BY ELEVATOR 100x95x0 Concrete 9,500
Qual 4 **Cond** 4 **Year** 1985 **Eff Age** 33

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.72 x 9,500)		44,840	35,872	8,968



GBDR Grain Bin - Storage 250,000 BU 0x0x0 Concrete 250,000
Qual 4 **Cond** 4 **Year** 1982 **Eff Age** 35

	0			
	0			
Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.67 x 250,000)		417,500	334,000	83,500



GLVC Grain Elevator - Concrete 200,000 bu 0x60x100 Concrete Built Up Tar/Gravel 200,000
Qual 4 **Cond** 4 **Year** 1954 **Eff Age** 58

	0			
Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.27 x 200,000)		454,000	363,200	90,800

Total Site Improvement Value 424,175