



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:54:54
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Assessment Data				Primary Image					
Account	300004587								
Parcel ID	0050-00-003-001-0-001-00								
Cadastral ID	0050-003-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	E	VI Area	3						
Tax Area	102 - 4R-BUFFALO								
Name ID	12754								
COUNTY-HARPER									
	OK 00000-0000								
Parcel Location				COUNTY SHOP 3/31/2025					
Situs	Selman 202721								
Subdivision	SELMAN								
Lot/Block	0001 / 0003	Parcel Size	18 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description				Building Permits					
Lat/Long: 36.80313235 -99.48829479									
SELMAN BLOCK 3 LOTS 1 THRU 12; 15 THRU 20									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	2	0	12%	0	Assessed	0	0.00
Year Frozen		Improvements	36,985	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	36,987	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004587	COUNTY-HARPER	102	36,987	0		.00		
2024	2024-300004587	COUNTY-HARPER	102	37,319	0		.00		
2023	2023-300004587	COUNTY-HARPER	102	33,776	0		.00		
2022	2022-300004587	COUNTY	102	27,354	0		.00		
2021	2021-300004587	COUNTY	102	276	0		.00		
2020	2020-300004587	COUNTY	102	276	0		.00		
2019	2019-0004587	COUNTY	102	276			.00		
2018	2018-0004587	COUNTY	102	276			.00		
2017	2017-0004587	COUNTY	102	276			.00		
2016	2016-0004587	COUNTY	102	276			.00		
2015	2015-0004587	COUNTY	102	276			.00		
2014	2014-0004587	COUNTY	102	276			.00		
2013	2013-0004587	COUNTY	102	276			.00		



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres	1.5149		
Topography			
Street Access			
Utilities			
Amenities			
Value Model	22 Exempt		
Value Method	Acre		
Base Lot Value	1.51 x 1.32 =	2	
Factor Value	0		
Adjustments			
Lot Value	2		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	32337
Total Building Area	6,610	Image Date	3/31/2025
Total Base Value	276,080	Name	001.JPG
Modifier Value		Description	COUNTY SHOP
Misc Improvements			
Replacement Cost New	276,080		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	55,216		
Economic Depreciation			
RCNLD (All Sources)	55,216		
Depreciated Improvements			
Outbuilding Value	12,982		
Total Improvement Value	68,198		
Land Value	2		
Cost Approach Value	68,200	10.32/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	12,982
Miscellaneous Income		Land Value	2
Effective Gross Income (EGI)		Total Appraised Value	68,200 10.32/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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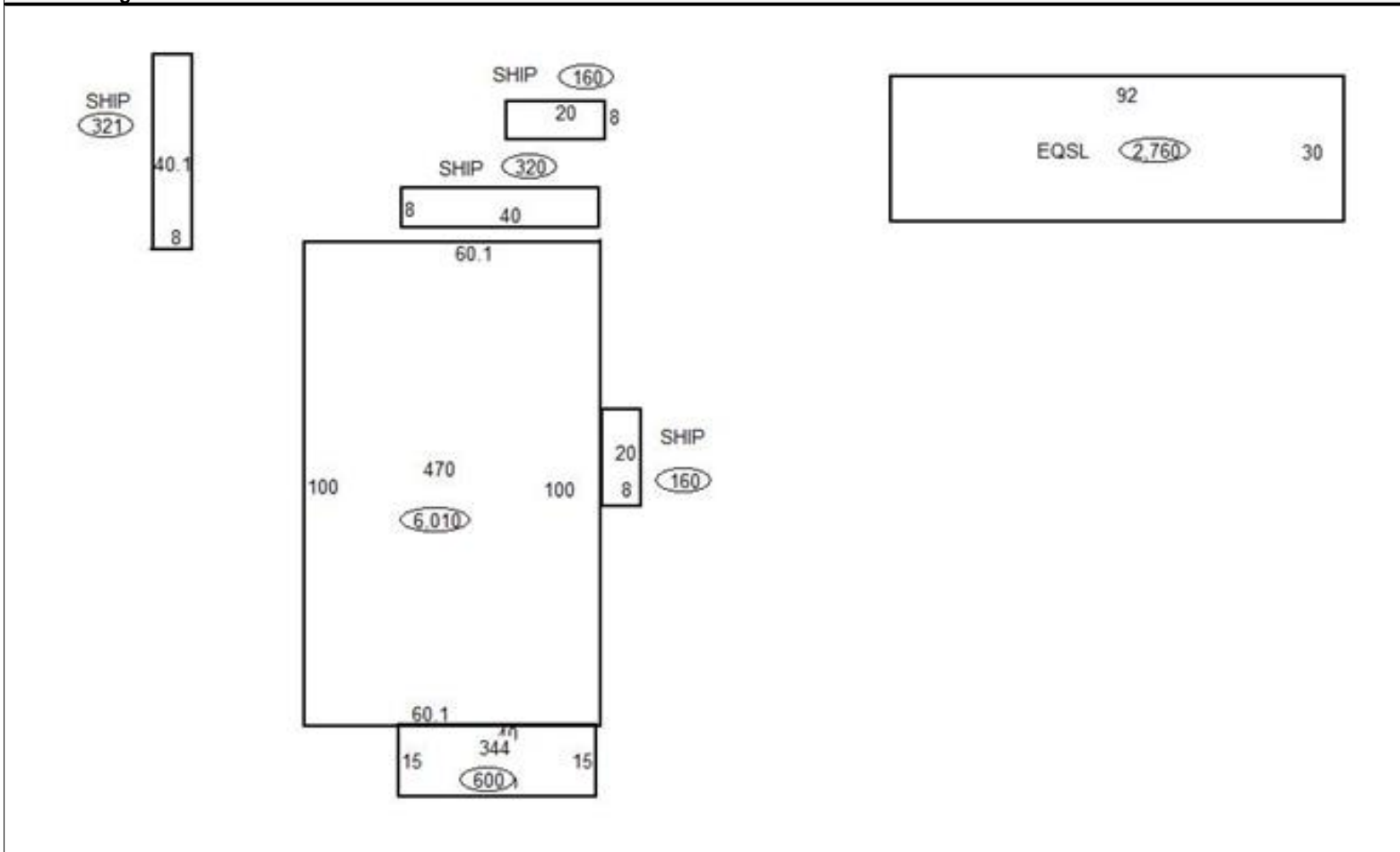
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	EQSL		30	EQSL	2,760	1.000	2,760
2	O	SHIP		30	SHIP	160	1.000	160
3	O	SHIP		30	SHIP	320	1.000	320
4	O	SHIP		30	SHIP	321	1.000	321
5	C	470		30	470	6,010	1.000	6,010
6	O	SHIP		30	SHIP	160	1.000	160
7	C	344		30	344	600	1.000	600
Total Building Area						6,610		6,610



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Account 300004587
Parcel ID 0050-00-003-001-0-001-00
Cadastral ID 0050-003-001-00-0-001-00

Tax Area Code 102
Property Class E
Owners Name COUNTY-HARPER

Building Data

Building ID 531
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 600
Average Perimeter 110
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1975
Effective Age 51
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 001.JPG
Image Date 3/31/2025
Image Name 001.JPG
Description COUNTY SHOP

Cost Calculations

Appraisal Zone 3
Zone Description VI AREA 3
Base Cost 91.66
Wall Cost 27.62
HVAC Cost 14.21
Basement Cost 0.00
Total Base Cost 133.49
Total Area 600
Base RCN 80,094
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 80,094
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (64,075)
Total RCNLD 16,019
Lump Sums
Total Building Value 16,019 \$ 26.70 Per SqFt



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Account 300004587
Parcel ID 0050-00-003-001-0-001-00
Cadastral ID 0050-003-001-00-0-001-00

Tax Area Code 102
Property Class E
Owners Name COUNTY-HARPER

Building Data

Building ID 529
Building Sequence 2
Occupancy 1 470 Equipment (Shop) Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,010
Average Perimeter 320
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1975
Effective Age 51
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 001.JPG
Image Date 3/31/2025
Image Name 001.JPG
Description COUNTY SHOP

Cost Calculations

Appraisal Zone 3
Zone Description VI AREA 3
Base Cost 17.90
Wall Cost 2.44
HVAC Cost 12.27
Basement Cost 0.00
Total Base Cost 32.61
Total Area 6,010
Base RCN 195,986
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 195,986
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (156,789)
Total RCNLD 39,197
Lump Sums
Total Building Value 39,197 \$ 6.52 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / SIDE OF OFFICE	18x14x0	Concrete		252	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
			0				
			0				
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD	
Base Cost (4.88 x 252)				1,230	849	381	
	SHIP	Shipping/Storage Container	40x8x8	Concrete		320	
	Qual	3	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (5.31 x 320)				1,699	731	968
	SHIP	Shipping/Storage Container	40x8x8	Concrete		160	
	Qual	3	Cond 3	Year 2011	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (5.31 x 160)				850	408	442
	SHIP	Shipping/Storage Container	40x8x8	Dirt		321	
	Qual	3	Cond 3	Year 2011	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (5.31 x 321)				1,705	818	887
	SHIP	Shipping/Storage Container	20x8x8	Gravel		160	
	Qual	3	Cond 3	Year 2011	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (5.31 x 160)				850	408	442
	PACN	Paving - Concrete / DRIVEWAY	48x18x0	Concrete		864	
	Qual	3	Cond 3	Year 2002	Eff Age 24		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (4.11 x 864)				3,551	2,841	710
	EQSL	Equipment Shelter	92x30x12	Dirt	Galvanized Metal	2,760	
	Qual	3	Cond 2	Year 1970	Eff Age 67		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (16.58 x 2,760)				45,761	36,609	9,152
Total Site Improvement Value						12,982	