



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:55:03  
 Page 1

Assessment Data				Primary Image							
Account	300004599			<p>0050-00-005-011-0-001-00 03/31/25</p>							
Parcel ID	0050-00-005-011-0-001-00										
Cadastral ID	0050-005-011-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	RR	VI Area	3								
Tax Area	102 - 4R-BUFFALO										
Name ID	25063										
WEBB, JEROMY & KASSIE WEBB											
PO BOX 42 BUFFALO OK 73834-											
Parcel Location											
Situs	Selman 202721										
Subdivision	SELMAN										
Lot/Block	0011 / 0005	Parcel Size	2 - Lots								
Sec/Twn/Rng	/ / /										
Neighborhood	1000 - COUNTY										
School District	4-BUFFAL - 4-BUFFALO										
Legal Description Lat/Long: 36.80238291 -99.48795755				EMPTY LOT 3/31/2025							
SELMAN BLOCK 5 LOTS 11-12 BOOK 785 PAGE 740				Building Permits							
				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					785/740	BROWN, CHANCE O.	11/07/2024	1,000	MQ		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax		
Remove Cap	2025		Land Value	31	31	12%	Assessed	4	0.31		
Year Frozen			Improvements	0	0		Penalty	0			
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00		
TIF Project ID	0		Total Value	31	31		Total Taxable	4	0.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004599	WEBB, JEROMY &			102	31	0	4	1.00		
2024	2024-300004599	BROWN, CHANCE O.			102	31	0	4	1.00		
2023	2023-300004599	BROWN, CHANCE O.			102	31	0	4	1.00		
2022	2022-300004599	BROWN, CHANCE O.			102	31	0	4	1.00		
2021	2021-300004599	BROWN, CHANCE O.			102	31	0	4	1.00		
2020	2020-300004599	BROWN, CHANCE O.			102	31	0	4	1.00		
2019	2019-0004599	BROWN, CHANCE O.			102	31		4	.00		
2018	2018-0004599	BROWN, CHANCE O.			102	31		4	.00		
2017	2017-0004599	MCLAIN, MICHEAL L.			102	31		4	.00		
2016	2016-0004599	MCLAIN, MICHEAL L.			102	31		4	.00		
2015	2015-0004599	MCLAIN, MICHEAL D. AND			102	31		4	.00		
2014	2014-0004599	MCLAIN, MICHEAL D. AND			102	31		4	.00		
2013	2013-0004599	MCLAIN, MICHEAL D. AND			102	31		4	.00		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:55:04  
 Page 2

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

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	/

0050-00-005-011-0-001-00	03/31/25
EMPTY LOT	3/31/2025

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	31
Site Improvements	
Total Value	31 0.00 Total Value Per SqFt

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



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:55:04  
Page 3

### Agland Inventory

300004599

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		.160	192	192	31	31
<b>NP Totals</b>						0.160			31	31
<b>Total Agland</b>						0.160			31	31