



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:55:09
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Assessment Data					Primary Image				
Account	300004605								
Parcel ID	0050-00-007-002-0-001-00								
Cadastral ID	0050-007-002-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	102 - 4R-BUFFALO								
Name ID	14272								
FARMERS CO-OP ASSN									
P O BOX 603									
ALVA OK 73717-0000									
Parcel Location					EMPTY LOT 4/4/2024				
Situs	Selman 202721								
Subdivision	SELMAN								
Lot/Block	0002 / 0007	Parcel Size			2 - Lots				
Sec/Twn/Rng	/ / /								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
Lat/Long: 36.79376024 -99.55295426									
SELMAN BLOCK 7 LOTS 2-3; INCLUDES VACATED STREET									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FARMERS CO-OP ASSN			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	29	29	12%	3	Assessed	3	0.24
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	29	29		3	Total Taxable	3	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300004605	FARMERS CO-OP ASSN			102	29	0	3	1.00
2024	2024-300004605	FARMERS CO-OP ASSN			102	29	0	3	1.00
2023	2023-300004605	FARMERS CO-OP ASSN			102	29	0	3	1.00
2022	2022-300004605	FARMERS CO-OP ASSN			102	29	0	3	1.00
2021	2021-300004605	FARMERS CO-OP ASSN			102	29	0	3	1.00
2020	2020-300004605	FARMERS CO-OP ASSN			102	29	0	3	1.00
2019	2019-0004605	FARMERS CO-OP ASSN			102	29		3	.00
2018	2018-0004605	FARMERS CO-OPERATIVE ASSN			102	29		3	.00
2017	2017-0004605	FARMERS CO-OPERATIVE ASSN			102	29		3	.00
2016	2016-0004605	FARMERS CO-OPERATIVE ASSN			102	29		3	.00
2015	2015-0004605	FARMERS CO-OPERATIVE ASSN			102	29		3	.00
2014	2014-0004605	MCLAIN, MICHEAL D. AND			102	29		3	.00
2013	2013-0004605	MCLAIN, MICHEAL D. AND			102	29		3	.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	29		
Site Improvements			
Total Value	29	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

300004605

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		.150	192	192	29	29
NP Totals						0.150			29	29
Total Agland						0.150			29	29