



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 300004606 <b>Parcel ID</b> 0050-00-007-004-0-001-00 <b>Cadastral ID</b> 0050-007-004-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 14272 FARMERS CO-OP ASSN  P O BOX 603 ALVA OK 73717-0000  <b>Parcel Location</b> <b>Situs</b> Selman 202721 <b>Subdivision</b> SELMAN <b>Lot/Block</b> 0004 / 0007 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>0050-00-007-004-0-001-00 04/03/24</p>				
<b>Legal Description</b> Lat/Long: 36.75551104 -99.55738733					<b>Building Permits</b>				
SELMAN BLOCK 7 LOTS 4 THRU 9; INCLUDES VACATED STREET					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					704/766	BUSS, KURT R.	01/15/2015	2,000	Q
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>
<b>Remove Cap</b>			2,600	2,600	12%	312	<b>Assessed</b>	26,649	2,098.34
<b>Year Frozen</b>			<b>Improvements</b>	219,480	219,480	26,337	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0	0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0		<b>Total Value</b>	222,080	222,080	26,649	<b>Total Taxable</b>	26,649	2,098.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-300004606	FARMERS CO-OP ASSN			102	222,080	0	26,649	2,098.00
2024	2024-300004606	FARMERS CO-OP ASSN			102	227,559	0	27,307	2,224.00
2023	2023-300004606	FARMERS CO-OP ASSN			102	218,728	0	26,247	2,171.00
2022	2022-300004606	FARMERS CO-OP ASSN			102	214,960	0	25,795	2,122.00
2021	2021-300004606	FARMERS CO-OP ASSN			102	215,854	0	25,902	2,138.00
2020	2020-300004606	FARMERS CO-OP ASSN			102	214,388	0	25,727	2,117.00
2019	2019-0004606	FARMERS CO-OP ASSN			102	214,388		25,727	2,132.00
2018	2018-0004606	FARMERS CO-OPERATIVE ASSN			102	214,388		25,727	2,133.00
2017	2017-0004606	FARMERS CO-OPERATIVE ASSN			102	214,388		25,727	2,139.00
2016	2016-0004606	FARMERS CO-OPERATIVE ASSN			102	2,000		13	1.00
2015	2015-0004606	FARMERS CO-OPERATIVE ASSN			102	100		12	1.00
2014	2014-0004606	BUSS, KURT R.			102	100		12	1.00
2013	2013-0004606	BUSS, KURT R.			102	100		12	1.00



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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 0.52</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 .52 x 5,000.00 = 2,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,600</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 448</p> <p>Total Base Value 115,364</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 115,364</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 113,057</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 113,057</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 97,734</p> <p>Total Improvement Value 210,791</p> <p>Land Value 2,600</p> <p>Cost Approach Value 213,391 476.32/SqFt</p>	<p>Image ID 29386</p> <p>Image Date 4/4/2024</p> <p>Name 001.JPG</p> <p>Description SCALES / UTILITY SHED / OFFICE</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 97,734</p> <p>Land Value 2,600</p> <p>Total Appraised Value 213,391 476.32/SqFt</p>	



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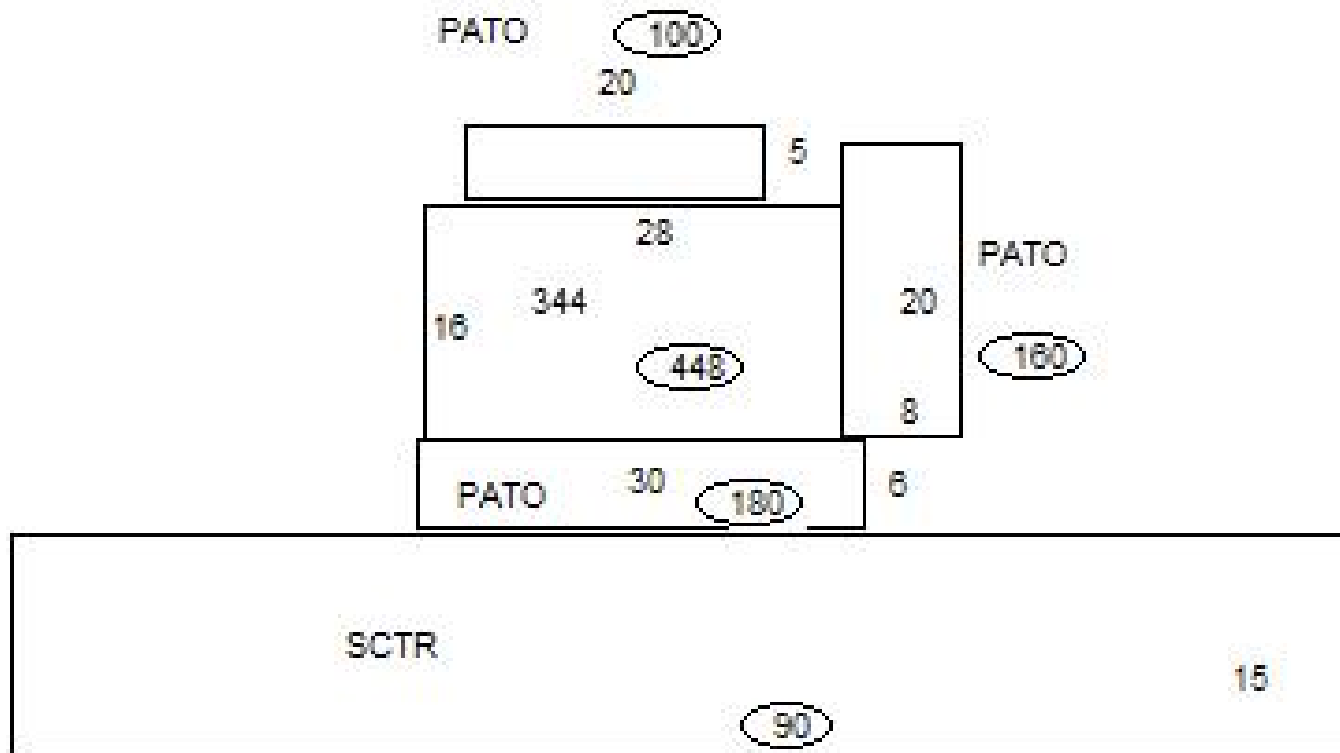
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Sketch Image

300004606



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		25	344	448	1.000	448
2	O	PATO		25	PATO	160	1.000	160
3	O	SCTR		25	SCTR	90	1.000	90
4	O	PATO		25	PATO	100	1.000	100
5	O	PATO		25	PATO	180	1.000	180
<b>Total Building Area</b>						448		448



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Account 300004606  
Parcel ID 0050-00-007-004-0-001-00  
Cadastral ID 0050-007-004-00-0-001-00

Tax Area Code 102  
Property Class RC  
Owners Name FARMERS CO-OP ASSN

### Building Data

Building ID 515  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 448  
Average Perimeter 88  
Number Of Storys 1.00  
Average Wall Ht 16.00  
Year Built 2017  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 6 - Excellent  
Condition 6 - Excellent  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 163.93  
Wall Cost 72.98  
HVAC Cost 20.60  
Basement Cost 0.00  
Total Base Cost 257.51  
Total Area 448  
Base RCN 115,364  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 115,364  
Physical Depreciation 2%  
Functional Depreciation  
Total Depreciation 2% (2,307)  
Total RCNLD 113,057  
Lump Sums  
Total Building Value 113,057 \$ 252.36 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EXLT	Exterior Lighting	0x0x0	Concrete		2
	Qual	6	Cond 6	Year 2017	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1,729.89 x 2)			3,460	1,142	2,318
	GLNP	Grain Leg - PROBE TESTER	0x0x0			14
	Qual	6	Cond 6	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (390.63 x 14)			5,469		5,469
	LDCO	Loading Dock - Open Metal Walkways (2)	20x3x0			60
	Qual	4	Cond 4	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.85 x 60)			1,971	177	1,794
	PATO	Paving - Concrete	20x8x0	Concrete		160
	Qual	6	Cond 6	Year 2017	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.61 x 160)			2,338	491	1,847
	SCTR	Scales - Truck, Concrete Platform	90x15x0	Concrete		90
	Qual	6	Cond 6	Year 2017	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (992.26 x 90)			89,303	6,251	83,052
	PATO	Raised Slab Porch - Open	20x5x0	Concrete		100
	Qual	6	Cond 6	Year 2017	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (15.34 x 100)			1,534	322	1,212
	PATO	Raised Slab Porch - Open	30x6x0	Concrete		180
	Qual	6	Cond 6	Year 2017	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.36 x 180)			2,585	543	2,042
<b>Total Site Improvement Value</b>						<b>97,734</b>