



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 300004608 Parcel ID 0050-00-008-008-0-001-00 Cadastral ID 0050-008-008-00-0-001-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 25852 SIMPSON, SAMUEL L. & LACHELE E. SIMPSON 691 EILERTS BUFFALO OK 73834- Parcel Location Situs Selman 202721 Subdivision SELMAN Lot/Block 0008 / 0008 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0050-00-008-008-0-001-00 04/03/24</p> <p>EMPTY LOT 4/4/2024</p>																																																	
Legal Description Lat/Long: 36.79928947 -99.52926921																																																						
SELMAN BLOCK 8 LOT 8-9-10-11-12 BOOK 762 PAGE 256					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					794/75	CENICEROS, BRANDON	12/01/2025	30,000	MQ																																													
					762/256	DAVIS, DEVIN	08/05/2021	0	04																																													
					647/530	WEAVER, DAVID M., ETAL	01/09/2009	2,000	16																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>42</td> <td>42</td> <td>12%</td> <td>5</td> <td>Assessed</td> <td>98 7.72</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>778</td> <td>778</td> <td> </td> <td>93</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>820</td> <td>820</td> <td> </td> <td>98</td> <td>Total Taxable</td> <td>98 8.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2026	Land Value	42	42	12%	5	Assessed	98 7.72	Year Frozen		Improvements	778	778		93	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	820	820		98	Total Taxable	98 8.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																														
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300004608	CENICEROS, BRANDON	102	820	0	98	8.00																																															
2024	2024-300004608	CENICEROS, BRANDON	102	852	0	102	8.00																																															
2023	2023-300004608	CENICEROS, BRANDON	102	917	0	110	9.00																																															
2022	2022-300004608	CENICEROS, BRANDON	102	871	0	104	9.00																																															
2021	2021-300004608	CENICEROS, BRANDON	102	1,182	0	142	12.00																																															
2020	2020-300004608	DAVIS, DEVIN	102	1,262	0	151	12.00																																															
2019	2019-0004608	DAVIS, DEVIN	102	1,262		151	13.00																																															
2018	2018-0004608	DAVIS, DEVIN	102	1,262		151	13.00																																															
2017	2017-0004608	DAVIS, DEVIN	102	1,262		151	13.00																																															
2016	2016-0004608	DAVIS, DEVIN	102	1,262		151	13.00																																															
2015	2015-0004608	DAVIS, DEVIN	102	1,262		151	12.00																																															
2014	2014-0004608	BUSS, K. R.	102	1,262		151	12.00																																															
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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	



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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	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	42
Site Improvements	713
Total Value	755 0.00 Total Value Per SqFt

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	/

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

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



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin 2 1000 BU GR BN	0x0x0			2,000
	Qual 3	Cond 3	Year 0	Eff Age 1995		

Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (1.62 x 2,000)	3,240		3,240	2,527	713



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Agland Inventory

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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		.220	192	192	42	42
NP Totals						0.220			42	42
Total Agland						0.220			42	42