



# 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	300004615				<p>0050-00-010-001-0-001-00 09/15/25</p>									
Parcel ID	0050-00-010-001-0-001-00													
Cadastral ID	0050-010-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	1											
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	0001 / 0010	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.76475157 -99.51657760														
SELMAN BLOCK 10 LOTS 1-2-3														
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					
					769/377	BROWN, CHANCE O.	07/12/2022	3,000	16					
					735/717	SMITH, CHRISTOPHER	06/11/2018	0	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2023	Land Value	154	154	12%	18	Assessed	21	1.65					
Year Frozen		Improvements	47,425	23		3	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	47,579	177		21	Total Taxable	21	2.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004615	WEBB, JEROMY &	102	47,579	0	20	2.00							
2024	2024-300004615	WEBB, JEROMY &	102	46,759	0	19	2.00							
2023	2023-300004615	WEBB, JEROMY &	102	154	0	18	1.00							
2022	2022-300004615	WEBB, JEROMY &	102	154	0	18	1.00							
2021	2021-300004615	BROWN, CHANCE O. &	102	154	0	18	1.00							
2020	2020-300004615	BROWN, CHANCE O. &	102	154	0	18	1.00							
2019	2019-0004615	BROWN, CHANCE O. &	102	154		18	1.00							
2018	2018-0004615	NUTTER, HERMAN L.	102	154		18	1.00							
2017	2017-0004615	SMITH, CHRISTOPHER	102	154		18	1.00							
2016	2016-0004615	SMITH, CHRISTOPHER	102	154		18	2.00							
2015	2015-0004615	SMITH, CHRISTOPHER	102	154		18	1.00							
2014	2014-0004615	SMITH, CHRISTOPHER	102	154		18	1.00							
2013	2013-0004615	SMITH, CHRISTOPHER	102	154		18	1.00							



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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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 PRIMARY 9/15/2025

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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	154		
Site Improvements	53,396		
Total Value	53,550	0.00	Total Value Per SqFt

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
	CPDT	HOOP SHED	18x12x0		Galvanized Metal	216
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (8.69 x 216)		1,877		1,877	113	1,764
	ASC	Awning/Shelter/Carport	30x10x0		Formed Metal	300
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.88 x 300)		1,164		1,164	35	1,129
	UTIL	Utility Building RED	50x30x16		Formed Metal	1,500
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.40 x 1,500)		39,600		39,600	1,980	37,620
	SHDS	Shed - Small / WHITE	30x20x10		Formed Metal	600
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (17.71 x 600)		10,626		10,626	1,488	9,138
	SHDS	Yard Shed - Wood	22x14x8		Formed Metal	308
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (17.88 x 308)		5,507		5,507	1,762	3,745



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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		.800	192	192	154	154
<b>NP Totals</b>						0.800			154	154
<b>Total Agland</b>						0.800			154	154