



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 300004641 Parcel ID 0050-00-016-001-0-001-00 Cadastral ID 0050-016-001-00-0-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 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 0001 / 0016 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.80317106 -99.48580325																																																																																																																									
SELMAN BLOCK 16 ALL BLOCK LOTS 1 THRU 4; LOTS 5 THRU 24					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																																																																																																											
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Lot Data		Acre - HomeSite and Tracts		Primary Image				
Lot Size						0050-00-016-001-0-001-00		
Lot Count								
Units Buildable								
Non-Ag Acres	0.481							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	.48 x 5,197.51 = 2,500							
Factor Value		GRAIN BIN		11/27/2018				
Adjustments		GRM Approach						
Lot Value	2,500	GRM Code						
Residential Data		Gross Rent						
Type		Indicated Value						
Condition	-	Multiple Regression						
Quality	-	MRA Code						
Architecture		Adusted R						
Style		Indicated Value						
Exterior Wall		Direct Comparables						
Base/Total Area /		Selection Model DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
HVAC		Comparables						
Roof Cover		Indicated Value						
Area on Slab		Value Reconciliation						
Fixture/RghIn /		Selected Approach Cost Approach						
Bed/F/H Bath / /		Improvements						
Basement Area		Lot Value 2,500						
Garage Type		Indicated Value 2,500 0.00 Per SqFt						
Remodel		Agland Value						
Year/Eff Age /		Site Improvements 10,523						
Cost Approach		Total Value 13,023 0.00 Total Value Per SqFt						
Manual :								
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	2,500				
Total Area	x	Indicated Value	=	2,500				
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 5000 BU	0x0x0			5,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
				0			
				0			
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (1.62 x 5,000)		8,100		8,100	6,480	1,620	
	GRDT	Garage - Detached	32x24x10			768	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary			Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (33.14 x 768)		25,452		25,452	17,562	7,890
	LOAF	Loafing Shed	30x18x8		Galvanized Metal	540	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 540)		3,051		3,051	2,441	610
	LOAF	Loafing Shed	20x20x8		Galvanized Metal	400	
	Qual	2	Cond 2	Year 1980	Eff Age 55		
				0			
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.04 x 400)		2,016		2,016	1,613	403	