



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 300004643 Parcel ID 0050-00-017-001-0-001-00 Cadastral ID 0050-017-001-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 14287 PIONEER TELEPHONE COOP, INC ATTN: CONNIE HOLTHUS P O BOX 539 KINGFISHER OK 73750-0539 Parcel Location Situs Selman 202721 Subdivision SELMAN Lot/Block 0001 / 0017 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0050-00-017-001-0-001-00 04/11/23</p> <p>0050-00-017-001-0-001-00_001.JPG 4/12/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.79406575 -99.49795429 SELMAN BLOCK 17 LOT 1																																																																																																																									
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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 0.08</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 3,499.00 x .80 = 2,799</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,799</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 300</p> <p>Total Base Value 77,988</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 77,988</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 15,598</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 15,598</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 163</p> <p>Total Improvement Value 15,761</p> <p>Land Value 2,799</p> <p>Cost Approach Value 18,560 61.87/SqFt</p>	<p>Image Information</p> <p>Image ID 26132</p> <p>Image Date 4/12/2023</p> <p>Name 001.JPG</p> <p>Description 0050-00-017-001-0-001-00_001.JPG</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 163</p> <p>Land Value 2,799</p> <p>Total Appraised Value 18,560 61.87/SqFt</p>



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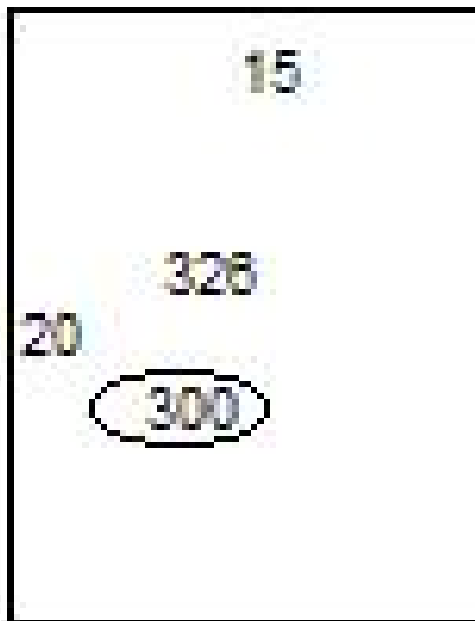
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Sketch Image

300004643



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	326		20	326	300	1.000	300
Total Building Area						300		300



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Account 300004643
Parcel ID 0050-00-017-001-0-001-00
Cadastral ID 0050-017-001-00-0-001-00

Tax Area Code 102
Property Class E
Owners Name PIONEER TELEPHONE COOP, INC

Building Data

Building ID 409
Building Sequence 1
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 300
Average Perimeter 70
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1980
Effective Age 46
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling
Roof Type Flat
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 1
Zone Description VI AREA 1
Base Cost 50.94
Wall Cost 209.02
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 259.96
Total Area 300
Base RCN 77,988
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 77,988
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (62,390)
Total RCNLD 15,598
Lump Sums
Total Building Value 15,598 \$ 51.99 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walk and Pads	30x4x0			120
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.78 x 120)			814	651		163
Total Site Improvement Value						163