



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 300004645 Parcel ID 0050-00-017-007-0-001-00 Cadastral ID 0050-017-007-00-0-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 102 - 4R-BUFFALO Name ID 14288 COURTNEY, ROBERT H. & VIRGINIA COURTNEY 208 BLASDEL ST BUFFALO OK 73834-0000 Parcel Location Situs Selman 202721 Subdivision SELMAN Lot/Block 0007 / 0017 Parcel Size 10 - Lots Sec/Twn/Rng / / / Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0050-00-017-007-0-001-00 07/11/22</p>														
HOUSE 7/11/2022																			
Legal Description Lat/Long: 36.80363503 -99.48637873					Building Permits														
SELMAN BLOCK 17 LOTS: 2 THRU 6;7-8-9;10-24					<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										
H	Homestead	Yes	1,000	1,000	700/93	JACKSON, RUTH AND	07/25/2014	12,500	21										
					622/409	ADAIR, LONNIE & KATHY	02/25/2007	20,000	PQ										
					545/747	WYNN, ELLEN	05/14/1999	2,500	U										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	2,807	1,902	12%	228	Assessed	2,059	162.13										
Year Frozen		Improvements	23,772	15,260		1,831	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00										
TIF Project ID	0	Total Value	26,579	17,162		2,059	Total Taxable	1,059	83.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300004645	COURTNEY, ROBERT H. &	102	26,579	1000	1,000	79.00												
2024	2024-300004645	COURTNEY, ROBERT H. &	102	28,153	1000	941	77.00												
2023	2023-300004645	COURTNEY, ROBERT H. &	102	32,746	1000	885	73.00												
2022	2022-300004645	COURTNEY, ROBERT H. &	102	15,250	1000	830	68.00												
2021	2021-300004645	COURTNEY, ROBERT H. &	102	15,250	1000	830	69.00												
2020	2020-300004645	COURTNEY, ROBERT H. &	102	15,250	1000	830	68.00												
2019	2019-0004645	COURTNEY, ROBERT H. &	102	15,250		798	66.00												
2018	2018-0004645	COURTNEY, ROBERT H. &	102	15,250		745	62.00												
2017	2017-0004645	COURTNEY, ROBERT H. &	102	14,422		1,694	141.00												
2016	2016-0004645	COURTNEY, ROBERT H. &	102	28,513		1,614	137.00												
2015	2015-0004645	COURTNEY, ROBERT H. &	102	12,807		1,537	122.00												
2014	2014-0004645	COURTNEY, ROBERT H. &	102	24,156		1,546	124.00												
2013	2013-0004645	JACKSON, RUTH AND	102	24,156		1,472	117.00												



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.24 Topography Street Access Utilities Amenities Method Acre Base Lot Value .24 x 10,416.67 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,192 / 1,192
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 106

HOUSE	7/11/2022
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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	

Cost Approach		Manual :	
Base Cost	67.81	Total Misc Impr	+ 4,264
Roofing Adj	+ 3.15	Garage Cost	+ 0
Subfloor Adj	+ 1.97	Total RCN	= 97,526
Heat/Cool Adj	+ 1.29	Depreciation (80%)	- 78,021
Plumbing Adj	+ 4.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,505
Adj Base Cost	= 78.24	Lot Value	+ 2,500
Total Area	x 1,192	Indicated Value	= 22,005
Adjusted Cost	= 93,262	Value Per SqFt	18.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	19,505		
Lot Value	2,500		
Indicated Value	22,005	18.46	Per SqFt
Agland Value	307		
Site Improvements	2,040		
Total Value	24,352	20.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	2077	15x7		105	40.61		4,264



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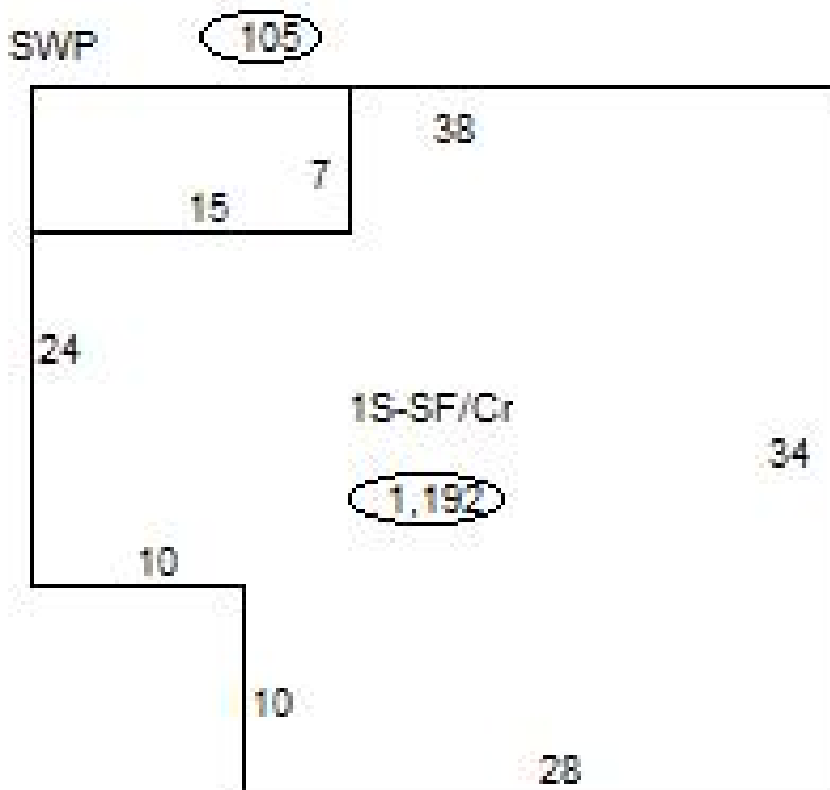
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,192	1.000	1,192
2	M	EPSW		20	SWP	105	1.000	105
Total Building Area						1,192		1,192



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal / OLD TRAILER	22x4x8		Galvanized Metal	88
	Qual	1	Cond 1	Year 1985	Eff Age 57	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.33 x 88)	1,437		1,437	1,150	287
	LNT0	Lean To - Attached / DET. GARAGE	28x12x8		Galvanized Metal	336
	Qual	1	Cond 1	Year 1985	Eff Age 57	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.56 x 336)	1,868		1,868	1,494	374
	SHDS	Yard Shed - Metal / OLD GARAGE	30x15x8		Galvanized Metal	450
	Qual	1	Cond 1	Year 1985	Eff Age 57	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.09 x 450)	5,441	0	5,441	4,353	1,088
	PACN	Paving - Concrete / SLAB	15x15x0			225
	Qual	1	Cond 1	Year 1970	Eff Age 78	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.20 x 225)	945		945	756	189
	PACN	Paving - Concrete / SIDEWALK	22x4x0			88
	Qual	1	Cond 1	Year 1950	Eff Age 106	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.77 x 88)	508		508	406	102



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small MH Used for Storage	75x14x8	Concrete	Formed Metal	1,050
	Qual 1	Cond 1	Year 1973	Eff Age	74	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (11.46 x 1,050)	12,033		12,033	9,626	2,407



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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		1.600	192	192	307	307
NP Totals						1.600			307	307
Total Agland						1.600			307	307