



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:55:38
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Assessment Data				Primary Image					
Account	300004649			<p>0050-00-018-013-0-001-00 07/11/22</p>					
Parcel ID	0050-00-018-013-0-001-00								
Cadastral ID	0050-018-013-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	102 - 4R-BUFFALO								
Name ID	22412								
HELMUTH, BOBBY AND MARY HELMUTH									
P.O. BOX 8 BUFFALO OK 73834-0000									
Parcel Location									
Situs	Selman 202721								
Subdivision	SELMAN								
Lot/Block	0013 / 0018	Parcel Size 6 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.79004418 -99.48382728				DETACHED GARAGE 7/11/2022					
SELMAN BLOCK 18 LOTS 13 THRU 18 BOOK 783 PAGE 135				Building Permits					
				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					783/135	COURTNEY, ROBERT H	07/17/2024	5,000	17
					727/59	BUSS, KURT R. (LIFE ESTA	06/02/2017	3,000	16
					551/501	NUTTER, VELMA	01/12/2000	3,500	QV
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	2025		Land Value	2,500	12%	300	Assessed	7,652	602.52
Year Frozen			Improvements	0		0	Penalty	0	
Uncapped Value	61,264		Mobile Home	61,264		7,352	Exemption	0	0.00
TIF Project ID	0		Total Value	63,764		7,652	Total Taxable	7,652	603.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300004649	HELMUTH, BOBBY AND MARY HELMUTH			102	2,500	0	300	24.00
2024	2024-300004649	HELMUTH, BOBBY			102	79,832	0	9,580	780.00
2023	2023-300004649	COURTNEY, ROBERT H			102	22,514	0	2,351	194.00
2022	2022-300004649	COURTNEY, ROBERT H			102	18,656	1000	1,239	102.00
2021	2021-300004649	COURTNEY, ROBERT H			102	18,656	1000	1,239	102.00
2020	2020-300004649	COURTNEY, ROBERT H			102	18,656	1000	1,239	102.00
2019	2019-0004649	COURTNEY, ROBERT H			102	18,656		1,239	103.00
2018	2018-0004649	COURTNEY, ROBERT H			102	18,656		1,239	103.00
2017	2017-0004649	COURTNEY, ROBERT H			102	19,171			.00
2016	2016-0004649	BUSS, KURT R. (LIFE ESTATE)			102	19,171			.00
2015	2015-0004649	BUSS, KURT R. (LIFE ESTATE)			102	18,402			.00
2014	2014-0004649	BUSS, KURT R.			102	17,171			.00
2013	2013-0004649	BUSS, KURT R.			102	17,171			.00



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.48 Topography Street Access Utilities Amenities Method Acre Base Lot Value .48 x 5,208.33 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	6 Mobile Home 55 x 15
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	825 / 825
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 / 2
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 /

DETACHED GARAGE	7/11/2022
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	55.12	Total Misc Impr	+ 2,241
Roofing Adj	+ 2.61	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 60,090
Heat/Cool Adj	+ 4.47	Depreciation (0%)	- 0
Plumbing Adj	+ 7.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,090
Adj Base Cost	= 70.12	Lot Value	+ 2,500
Total Area	x 825	Indicated Value	= 62,590
Adjusted Cost	= 57,849	Value Per SqFt	75.87

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,090		
Lot Value	2,500		
Indicated Value	62,590	75.87	Per SqFt
Agland Value			
Site Improvements	2,789		
Total Value	65,379	79.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	13645	12x4		48	25.32		1,215
WODO	Wood Deck - Open	13646	10x4		40	25.66		1,026



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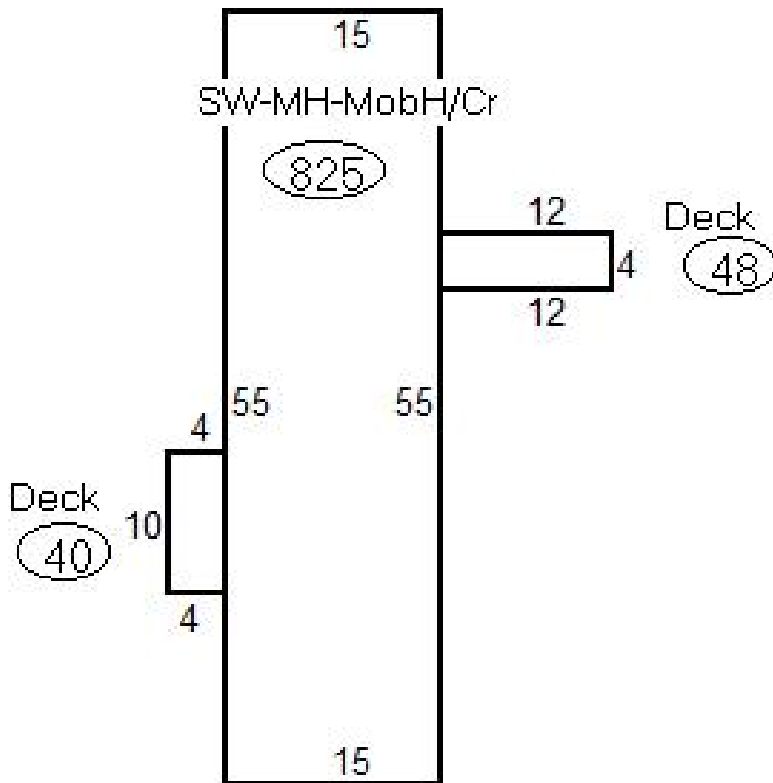
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	825	1.000	825
2	M	WODO		20	Deck	48	1.000	48
3	M	WODO		20	Deck	40	1.000	40
Total Building Area						825		825



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	22x16x8	Dirt	Galvanized Metal	352		
	Qual	3	Cond	2	Year	1970	Eff Age	67
						0		
						0		
						0		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
		Base Cost (39.62 x 352)	13,946	13,946	11,157	2,789		