



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:55:47
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Assessment Data					Primary Image									
Account	300004661													
Parcel ID	0050-00-021-001-0-001-00													
Cadastral ID	0050-021-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	14293													
CASE, RANSFORD CHARLES III & MONICA JO CASE														
4612 LARKWOOD AVE WOODLAND HILLS CA 91364-0000														
Parcel Location														
Situs	Selman 202721													
Subdivision	SELMAN													
Lot/Block	0001 / 0021	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.78650493 -99.53251519														
SELMAN BLOCK 21 LOTS 1 THRU 4														
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					
					/	CASE, RANSFORD CHARLES III &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	61	61	12%	7	Assessed	7	0.55					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	61	61		7	Total Taxable	7	1.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004661	CASE, RANSFORD CHARLES III &	102	61	0	7	1.00							
2024	2024-300004661	CASE, RANSFORD CHARLES III &	102	61	0	7	1.00							
2023	2023-300004661	CASE, RANSFORD CHARLES III &	102	61	0	7	1.00							
2022	2022-300004661	CASE, RANSFORD CHARLES III &	102	61	0	7	1.00							
2021	2021-300004661	CASE, RANSFORD CHARLES III &	102	61	0	7	1.00							
2020	2020-300004661	CASE, RANSFORD CHARLES III &	102	61	0	7	1.00							
2019	2019-0004661	CASE, RANSFORD CHARLES III &	102	61		7	1.00							
2018	2018-0004661	CASE, RANSFORD CHARLES III &	102	61		7	1.00							
2017	2017-0004661	CASE, RANSFORD CHARLES III &	102	61		7	1.00							
2016	2016-0004661	CASE, RANSFORD CHARLES III &	102	61		7	1.00							
2015	2015-0004661	CASE, RANSFORD CHARLES III &	102	61		7	1.00							
2014	2014-0004661	CASE, RANSFORD CHARLES III &	102	61		7	1.00							
2013	2013-0004661	CASE, RANSFORD CHARLES III &	102	61		7	1.00							




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Lot Data		Primary Image	
Lot Size	-	 <p>0050-00-021-001-0-001-00 04/11/23</p> <p>0050-00-021-001-0-001-00_001.JPG 4/12/2023</p>	
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	-		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	-		
Method	-		
Base Lot Value	-		
Factor Value	-	GRM Approach	
Adjustments	-	GRM Code Gross Rent Indicated Value	
Lot Value	-	Multiple Regression	
Residential Data		MRA Code Adjusted R Indicated Value	
Type	-	Direct Comparables	
Condition	-	Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value	
Quality	-	Value Reconciliation	
Architecture	-	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 61 Site Improvements Total Value 61 0.00 Total Value Per SqFt	
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 /	-		
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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Agland Inventory

300004661

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		.320	192	192	61	61
NP Totals						0.320			61	61
Total Agland						0.320			61	61