



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:55:48  
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Assessment Data				Primary Image					
Account	300004663			<p>0050-00-021-007-0-001-00_001.JPG 4/12/2023</p>					
Parcel ID	0050-00-021-007-0-001-00								
Cadastral ID	0050-021-007-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	1						
Tax Area	102 - 4R-BUFFALO								
Name ID	14295								
ANNIS, JACK									
% JACQUE HICKMAN									
720 WEST HELENA ST. BROKEN ARROW OK 74012-0000									
Parcel Location									
Situs	Selman 202721								
Subdivision	SELMAN								
Lot/Block	0007 / 0021	Parcel Size	2 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description				Building Permits					
Lat/Long: 36.78667087 -99.51666571									
SELMAN BLOCK 21 LOTS 7-8									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	31	31	12%	4	Assessed	4	0.31
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	31	31		4	Total Taxable	4	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004663	ANNIS, JACK	102	31	0	4	1.00		
2024	2024-300004663	ANNIS, JACK	102	31	0	4	1.00		
2023	2023-300004663	ANNIS, JACK	102	31	0	4	1.00		
2022	2022-300004663	ANNIS, JACK	102	31	0	4	1.00		
2021	2021-300004663	ANNIS, JACK	102	31	0	4	1.00		
2020	2020-300004663	ANNIS, JACK	102	31	0	4	1.00		
2019	2019-0004663	ANNIS, JACK	102	31		4	.00		
2018	2018-0004663	ANNIS, JACK	102	31		4	.00		
2017	2017-0004663	ANNIS, JACK	102	31		4	.00		
2016	2016-0004663	ANNIS, JACK	102	31		4	.00		
2015	2015-0004663	ANNIS, JACK	102	31		4	.00		
2014	2014-0004663	ANNIS, JACK	102	31		4	.00		
2013	2013-0004663	ANNIS, JACK	102	31		4	.00		




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Lot Data		Primary Image																																									
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value		 <p>0050-00-021-007-0-001-00 04/11/23</p> <p>0050-00-021-007-0-001-00_001.JPG 4/12/2023</p>																																									
Residential Data																																											
Type Condition - Quality - Architecture 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 /		<b>GRM Approach</b> GRM Code Gross Rent Indicated Value																																									
		<b>Multiple Regression</b> MRA Code Adjusted R Indicated Value																																									
		<b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value																																									
<b>Cost Approach</b>		<b>Value Reconciliation</b>																																									
<table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="2">Manual :</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>0.00</td> <td>Total Misc Impr</td> <td>+ 0</td> </tr> <tr> <td>Roofing Adj</td> <td>+ 0.00</td> <td>Garage Cost</td> <td>+ 0</td> </tr> <tr> <td>Subfloor Adj</td> <td>+ 0.00</td> <td>Total RCN</td> <td>= 0</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+ 0.00</td> <td>Depreciation ( 0%)</td> <td>- 0</td> </tr> <tr> <td>Plumbing Adj</td> <td>+ 0.00</td> <td>Lump Sums</td> <td>+ 0</td> </tr> <tr> <td>Basement Adj</td> <td>+ 0.00</td> <td>RCNLD</td> <td>= 0</td> </tr> <tr> <td>Adj Base Cost</td> <td>= 0.00</td> <td>Lot Value</td> <td>+ 0</td> </tr> <tr> <td>Total Area</td> <td>x</td> <td>Indicated Value</td> <td>= 0</td> </tr> <tr> <td>Adjusted Cost</td> <td>= 0</td> <td>Value Per SqFt</td> <td>0.00</td> </tr> </tbody> </table>				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	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 31 Site Improvements Total Value 31 0.00 Total Value Per SqFt	
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Miscellaneous Improvements																																											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																			



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### Agland Inventory

300004663

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		.160	192	192	31	31
<b>NP Totals</b>						0.160			31	31
<b>Total Agland</b>						0.160			31	31