



# 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	300004665																							
Parcel ID	0050-00-021-013-0-001-00																							
Cadastral ID	0050-021-013-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	RR	VI Area	1																					
Tax Area	102 - 4R-BUFFALO																							
Name ID	14297																							
BRANCH, DORIS ELAINE																								
1722 W. MARVIN AVE DUNCAN OK 73533-3044																								
Parcel Location																								
Situs	Selman 202721																							
Subdivision	SELMAN																							
Lot/Block	0013 / 0021	Parcel Size	1 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	1000 - COUNTY																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.79389109 -99.52355540																								
SELMAN BLOCK 21 LOT 13																								
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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>BRANCH, DORIS ELAINE</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						/	BRANCH, DORIS ELAINE			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	BRANCH, DORIS ELAINE																		
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	15	15	12%	2	Assessed	2	0.16															
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	15	15		2	Total Taxable	2	0.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300004665	BRANCH, DORIS ELAINE	102	15	0	2	1.00																	
2024	2024-300004665	BRANCH, DORIS ELAINE	102	15	0	2	1.00																	
2023	2023-300004665	BRANCH, DORIS ELAINE	102	217	0	26	2.00																	
2022	2022-300004665	BRANCH, DORIS ELAINE	102	217	0	26	2.00																	
2021	2021-300004665	BRANCH, DORIS ELAINE	102	217	0	26	2.00																	
2020	2020-300004665	BRANCH, DORIS ELAINE	102	217	0	26	2.00																	
2019	2019-0004665	BRANCH, DORIS ELAINE	102	217		26	2.00																	
2018	2018-0004665	BRANCH, DORIS ELAINE	102	217		26	2.00																	
2017	2017-0004665	BRANCH, DORIS ELAINE	102	217		26	2.00																	
2016	2016-0004665	BRANCH, DORIS ELAINE	102	217		26	2.00																	
2015	2015-0004665	BRANCH, DORIS ELAINE	102	7,095		36	3.00																	
2014	2014-0004665	BRANCH, DORIS ELAINE	102	6,893		32	3.00																	
2013	2013-0004665	BRANCH, DORIS ELAINE	102	6,893		30	2.00																	




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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																																																	
<b>Residential Data</b>		BNV 4/12/2023																																															
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>																																															
	Manual :	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 15 Site Improvements Total Value 15 0.00 Total Value Per SqFt																																															
<table border="1"> <tr> <td>Base Cost</td><td>0.00</td> <td>Total Misc Impr</td><td>+</td><td>0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 0.00</td> <td>Garage Cost</td><td>+</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>0</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td> <td>Depreciation ( 0%)</td><td>-</td><td>0</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 0.00</td> <td>Lump Sums</td><td>+</td><td>0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td></td> </tr> <tr> <td>Adj Base Cost</td><td>= 0.00</td> <td>Lot Value</td><td>+</td><td></td> </tr> <tr> <td>Total Area</td><td>x</td> <td>Indicated Value</td><td>=</td><td></td> </tr> <tr> <td>Adjusted Cost</td><td>= 0</td> <td>Value Per SqFt</td><td></td><td>0.00</td> </tr> </table>	Base Cost	0.00	Total Misc Impr	+	0	Roofing Adj	+ 0.00	Garage Cost	+		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	=		Adj Base Cost	= 0.00	Lot Value	+		Total Area	x	Indicated Value	=		Adjusted Cost	= 0	Value Per SqFt		0.00				
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<b>Miscellaneous Improvements</b>																																																	
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																									



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value / OLD SHED	56x12x0			672
	Qual 3	Cond 3	Year 0	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (0.00 x 672)					
	BNV	Building No Value / OLD TRAILER	0x0x0	Dirt	Galvanized Metal	
	Qual 1	Cond 1	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (0.00 x )					



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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		.080	192	192	15	15
<b>NP Totals</b>						0.080			15	15
<b>Total Agland</b>						0.080			15	15