



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data				Primary Image					
Account	300004673								
Parcel ID	0050-00-024-001-0-001-00								
Cadastral ID	0050-024-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	1						
Tax Area	102 - 4R-BUFFALO								
Name ID	14302								
COUCH, A.M.									
% BRANDON CENICEROS									
P.O. BOX 417 BUFFALO OK 73834-0000									
Parcel Location				BNV 4/12/2023					
Situs	Selman 202721								
Subdivision	SELMAN								
Lot/Block	0001 / 0024	Parcel Size	3 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description				Building Permits					
Lat/Long: 36.79383946 -99.52808649									
SELMAN BLOCK 24 LOTS 1-2-3									
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	17	17	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	17	17		2	Total Taxable	2	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300004673	COUCH, A.M.	102	17	0	2	1.00		
2024	2024-300004673	COUCH, A.M.	102	17	0	2	1.00		
2023	2023-300004673	COUCH, A.M.	102	67	0	8	1.00		
2022	2022-300004673	COUCH, A.M.	102	67	0	8	1.00		
2021	2021-300004673	COUCH, A.M.	102	67	0	8	1.00		
2020	2020-300004673	COUCH, A.M.	102	67	0	8	1.00		
2019	2019-0004673	COUCH, A.M.	102	67		8	1.00		
2018	2018-0004673	COUCH, A.M.	102	67		8	1.00		
2017	2017-0004673	COUCH, A.M.	102	67		8	1.00		
2016	2016-0004673	COUCH, A.M.	102	67		8	1.00		
2015	2015-0004673	COUCH, A.M.	102	67		8	1.00		
2014	2014-0004673	COUCH, A.M.	102	67		8	1.00		
2013	2013-0004673	COUCH, A.M.	102	67		8	1.00		



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



BNV 4/12/2023

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	/

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	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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	17
Site Improvements	
Total Value	17 0.00 Total Value Per SqFt

Miscellaneous Improvements							
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 / NO ROOF	0x0x0			50
	Qual 3	Cond 3	Year 0	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (0.00 x 50)						



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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		.090	192	192	17	17
NP Totals						0.090			17	17
Total Agland						0.090			17	17