



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:56:05
 Page 1

Assessment Data				Primary Image						
Account	300004682									
Parcel ID	0050-00-030-009-0-001-00									
Cadastral ID	0050-030-009-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	4							
Tax Area	102 - 4R-BUFFALO									
Name ID	25852									
SIMPSON, SAMUEL L. & LACHELE E. SIMPSON										
691 EILERTS BUFFALO OK 73834-										
Parcel Location										
Situs	Selman 202721									
Subdivision	SELMAN									
Lot/Block	0009 / 0030	Parcel Size	4 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	1000 - COUNTY									
School District	4-BUFFAL - 4-BUFFALO									
BNV 7/11/2022										
Legal Description Lat/Long: 36.80260031 -99.48654495				Building Permits						
SELMAN BLOCK 30 LOTS 9 THRU 12 BOOK 762 PAGE 256				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					794/75	CENICEROS, BRANDON	12/01/2025	30,000	MQ	
					762/256	DAVIS, DEVIN	08/05/2021	0	04	
					537/642	BUSS, CURTIS & MARY	08/06/1998	0	U	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap	2026		Land Value	42	42	12%	Assessed	5	0.39	
Year Frozen			Improvements	0	0		Penalty	0		
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0		Total Value	42	42		Total Taxable	5	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300004682	CENICEROS, BRANDON			102	42	0	5	1.00	
2024	2024-300004682	CENICEROS, BRANDON			102	42	0	5	1.00	
2023	2023-300004682	CENICEROS, BRANDON			102	42	0	5	1.00	
2022	2022-300004682	CENICEROS, BRANDON			102	42	0	5	1.00	
2021	2021-300004682	CENICEROS, BRANDON			102	42	0	5	1.00	
2020	2020-300004682	DAVIS, DEVIN			102	42	0	5	1.00	
2019	2019-0004682	DAVIS, DEVIN			102	42		5	.00	
2018	2018-0004682	DAVIS, DEVIN			102	42		5	.00	
2017	2017-0004682	DAVIS, DEVIN			102	42		5	.00	
2016	2016-0004682	DAVIS, DEVIN			102	42		5	.00	
2015	2015-0004682	DAVIS, DEVIN			102	42		5	.00	
2014	2014-0004682	BUSS, KURT ROLLIN			102	42		5	.00	
2013	2013-0004682	BUSS, KURT ROLLIN			102	42		5	.00	



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 Time 06:56:05
 Page 2

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																																																
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 /																																																
Cost Approach		BNV 7/11/2022																																														
Manual :		GRM Approach GRM Code Gross Rent Indicated Value																																														
<table border="0"> <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	Multiple Regression MRA Code Adjusted R Indicated Value	
Base Cost	0.00	Total Misc Impr	+	0																																												
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		Direct Comparables Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value																																														
		Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Agland Value 42 Site Improvements Total Value 42 0.00 Total Value Per SqFt																																														
Miscellaneous Improvements																																																
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																								



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Date 02/06/2026
Time 06:56:05
Page 3

300004682

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value	10x10x6		Galvanized Metal	100
	Qual 1	Cond 1	Year 1970	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (0.00 x 100)				



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Date 02/06/2026
Time 06:56:05
Page 4

Agland Inventory

300004682

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		.220	192	192	42	42
NP Totals						0.220			42	42
Total Agland						0.220			42	42