



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	300001715				<p>0000-21-26N-25W-2-001-00 ACCT # 1715 07/01/22</p> <p>1 7/5/2022</p>									
Parcel ID	0000-21-26N-25W-2-001-00													
Cadastral ID	0000-26N-25W-21-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	25404													
SHUMAN, STEVE W. (1/2)														
SHUMAN, KIRK L. TRUST (1/2)														
834 NUNN AVE RICE LAKE WI 54868-														
Parcel Location														
Situs	E 20 RD													
Subdivision														
Lot/Block	/	Parcel Size	95.35 - Acres											
Sec/Twn/Rng	21 / 26 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description														
Lat/Long: 36.78942832 -99.89869873														
SEC. 21-26-25 NW LESS 64.646 ACRE TRACT AND LESS 2 ACRE TRACT SEE DEEDS FOR DESCRIPTIONS														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
778/1	SHUMAN, JACK L. & DOVA SHUMAN	10/05/2023		04										
777/45	SHUMAN, DOVA L.	08/04/2023		0 04										
/	SHUMAN, JACK L. &													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	27,115	27,115	12%	3,254	Assessed	5,951 399.85						
Year Frozen		Improvements	22,473	22,473		2,697	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	49,588	49,588		5,951	Total Taxable	5,951 400.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001715	SHUMAN, STEVE W. (1/2)	101	49,588	0	5,951	400.00							
2024	2024-300001715	SHUMAN, STEVE W. (1/2)	101	51,879	0	5,803	386.00							
2023	2023-300001715	SHUMAN, STEVE W. (1/2)	101	49,246	0	5,635	378.00							
2022	2022-300001715	SHUMAN, JACK L. &	101	45,588	0	5,471	370.00							
2021	2021-300001715	SHUMAN, JACK L. &	101	45,588	0	5,471	378.00							
2020	2020-300001715	SHUMAN, JACK L. &	101	45,588	0	5,471	371.00							
2019	2019-0001715	SHUMAN, JACK L. &	101	45,588		5,471	327.00							
2018	2018-0001715	SHUMAN, JACK L. &	101	45,588		5,471	327.00							
2017	2017-0001715	SHUMAN, JACK L. &	101	45,588		5,471	327.00							
2016	2016-0001715	SHUMAN, JACK L. &	101	45,588		5,471	327.00							
2015	2015-0001715	SHUMAN, JACK L. &	101	45,588		5,471	327.00							
2014	2014-0001715	SHUMAN, JACK L. &	101	35,269		4,232	253.00							
2013	2013-0001715	SHUMAN, JACK L. &	101	35,269		4,232	253.00							



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Lot Data		Primary Image																																														
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value		<p>0000-21-26N-25W-2-001-00 ACCT # 1715 07/01/22</p>																																														
Residential Data		1	7/5/2022																																													
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		Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 27,115 Site Improvements 21,097 Total Value 48,212 0.00 Total Value Per SqFt																																														
Manual : <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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Total Area	x	Indicated Value	=																																													
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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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x40x12	Dirt	Formed Metal	1,200
	Qual 5	Cond 5	Year 1980	Eff Age 28		
	0					
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
Base Cost (35.23 x 1,200)		42,276		42,276	23,675	18,601
	LNT0	Lean To - Attached TO EQSHD	30x20x8		Formed Metal	600
	Qual 5	Cond 5	Year 1980	Eff Age 28		
	0					
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (8.57 x 600)		5,142		5,142	4,114	1,028
	LOAF	Loafing Shed	20x10x8		Galvanized Metal	200
	Qual 3	Cond 3	Year 1980	Eff Age 46		
	0					
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.65 x 200)		1,130		1,130	904	226
	LNT0	Lean To - Attached TO SHED	20x12x8		Galvanized Metal	240
	Qual 3	Cond 3	Year 1980	Eff Age 46		
	0					
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.98 x 240)		1,675		1,675	1,340	335
	SHDS	Shed - Small	20x15x8	Dirt	Galvanized Metal	300
	Qual 4	Cond 4	Year 1980	Eff Age 37		
	0					
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (15.11 x 300)		4,533		4,533	3,626	907



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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
LA	LAS ANIMAS SOILS	NP	43			17.269	138	138	2,376	2,376
SC	SPUR CLAY LOAM	CR	70			49.773	356	356	17,734	17,734
SC	SPUR CLAY LOAM	NP	70			23.289	224	224	5,217	5,217
SD	SPUR LOAM	CR	70			5.019	356	356	1,788	1,788
CR Totals						95.350			27,115	27,115
Total Agland						95.350			27,115	27,115