



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 300001716 Parcel ID 0000-21-26N-25W-2-002-00 Cadastral ID 0000-26N-25W-21-2-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13060 SHUMAN, GLENN & DENISE SHUMAN 2020 N 175 RD LAVERNE OK 73848-0000 Parcel Location Situs 02020 N 175 RD Subdivision Lot/Block / Parcel Size 55.02 - Acres Sec/Twn/Rng 21 / 26 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-21-26N-25W-2-002-00 ACCT # 1716 07/01/22</p> <p>1 7/5/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.78094745 -99.90003801 SEC. 21-26-25 TRACT IN NW CONT 55.02 ACRES (LESS TRACT ACCOUNT #11938) BOOK 549 PAGE 688																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,415 / 1,415
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1950 / 64



1 7/5/2022

Cost Approach		Manual :	
Base Cost	79.25	Total Misc Impr	+ 7,066
Roofing Adj	+ 4.50	Garage Cost	+
Subfloor Adj	+ 0.98	Total RCN	= 149,670
Heat/Cool Adj	+ 9.78	Depreciation (68%)	- 101,776
Plumbing Adj	+ 6.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,894
Adj Base Cost	= 100.78	Lot Value	+ 5,000
Total Area	x 1,415	Indicated Value	= 52,894
Adjusted Cost	= 142,604	Value Per SqFt	37.38

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,894		
Lot Value	5,000		
Indicated Value	52,894	37.38	Per SqFt
Agland Value	16,397		
Site Improvements	28,527		
Total Value	97,818	69.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1	4,340.86		4,341
PATC	Patio - Covered	653	15x12		180	15.14		2,725



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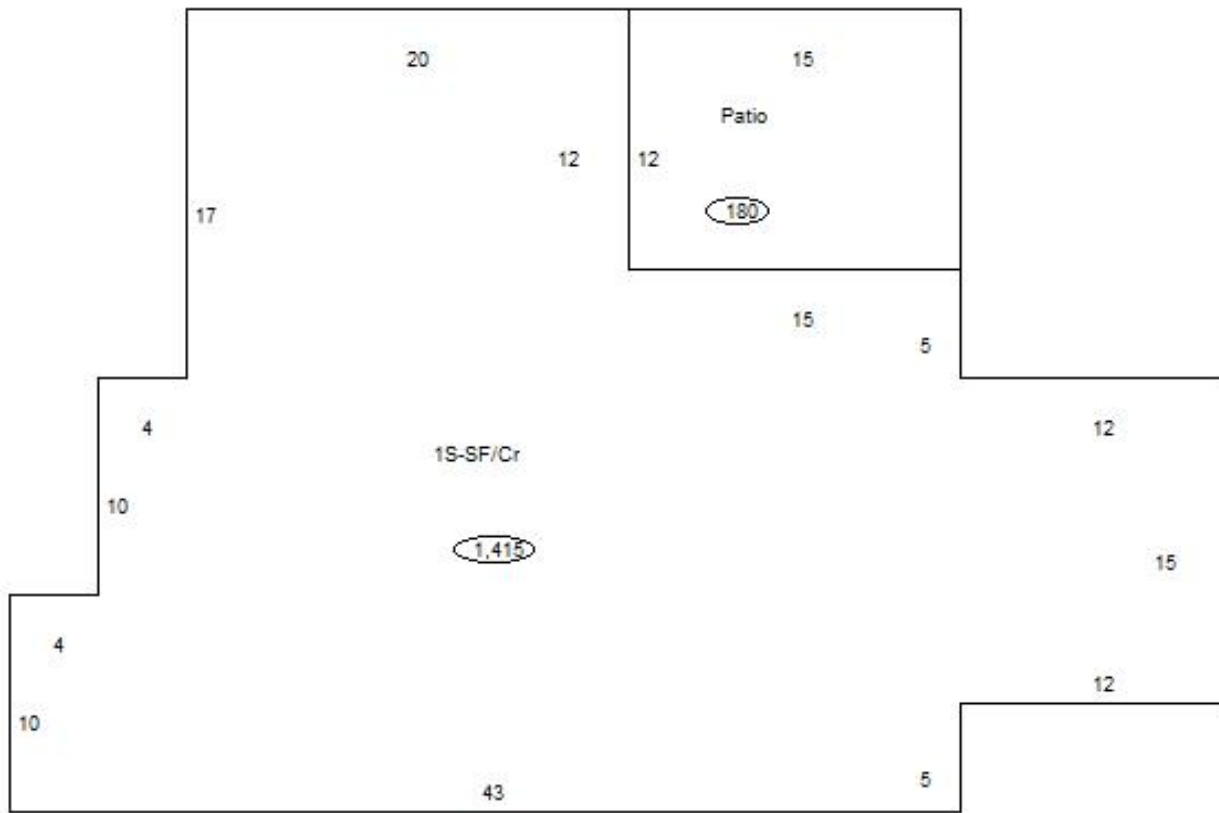
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	1,415	1.000	1,415
2	M	PATC		10	Patio	180	1.000	180
Total Building Area						1,415		1,415



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	30x12x10		Formed Metal	360
	Qual 3	Cond 3	Year 2015	Eff Age 11		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.05 x 360)		3,618	3,618	1,809	1,809
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320
	Qual 3	Cond 3	Year 2012	Eff Age 14		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (19.46 x 320)		6,227	6,227	3,051	3,176
	UTIL	Equipment Shed	40x30x12		Formed Metal	1,200
	Qual 3	Cond 3	Year 1985	Eff Age 41		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (26.61 x 1,200)		31,932	31,932	20,756	11,176
	SHDS	Yard Shed - Metal	30x18x8		Galvanized Metal	540
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.36 x 540)		8,834	8,834	7,067	1,767
	LOAF	Yard Shed - Metal	60x30x8		Galvanized Metal	1,800
	Qual 1	Cond 1	Year 1980	Eff Age 64		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.51 x 1,800)		8,118	8,118	6,494	1,624
	CPDT	Carport - Detached	33x18x8		Formed Metal	594
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 594)		4,716	4,716	3,773	943
	SHDS	Shed - Small	28x25x8		Galvanized Metal	700
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.36 x 700)		11,452	11,452	9,162	2,290



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	40x22x8		Galvanized Metal	880
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary Base Cost (17.53 x 880) 15,426		Modifier Total 0	RCN 15,426	Depr (80% Phys/ % Func) 12,341	RCNLD 3,085
	SHDS	Yard Shed - Metal	10x12x6		Formed Metal	120
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary Base Cost (22.95 x 120) 2,754		Modifier Total 0	RCN 2,754	Depr (80% Phys/ % Func) 2,203	RCNLD 551
	SHDS	Shipping/Storage Container	60x8x8		Formed Metal	480
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary Base Cost (18.56 x 480) 8,909		Modifier Total 0 0 0	RCN 8,909	Depr (80% Phys/ % Func) 7,127	RCNLD 1,782
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary Base Cost (1.62 x 1,000) 1,620		Modifier Total 0 0 0	RCN 1,620	Depr (80% Phys/ % Func) 1,296	RCNLD 324



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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			.123	138	138	17	17
LA	LAS ANIMAS SOILS	CR	43			8.400	219	219	1,839	1,839
PA	PRATT BILLOWY	CR	48			1.744	244	244	426	426
SC	SPUR CLAY LOAM	NP	70			11.145	224	224	2,497	2,497
SC	SPUR CLAY LOAM	CR	70			32.607	356	356	11,618	11,618
CR Totals						54.020			16,397	16,397
Total Agland						54.020			16,397	16,397