



# 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	300002791													
Parcel ID	0000-01-27N-25W-2-001-00													
Cadastral ID	0000-27N-25W-01-2-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	16145													
SHUMAN, TERRY & CARLA SHUMAN														
920 N 177 RD ROSSTON OK 73855-0000														
Parcel Location														
Situs	17820 11 RD E													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	1 / 27 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
HOUSE 7/22/2021														
Legal Description Lat/Long: 36.93629941 -100.00105715														
SEC.1-27-25 10A TRACT IN LOT 4 BOOK 793 PAGE 352														
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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					793/352	FEDERAL HOME LOAN MORTGAGE	10/16/2025	40,500	03					
					786/214	PORTFOLIO SERVICING INC	12/04/2024		03					
					785/346	NUTTER, HERMAN L.	10/31/2024		10					
					734/720	JEBCO MANAGEMENT, LLC	04/13/2018	100,000	Q					
					727/290	WELLS FARGO BANK, N.A.	06/23/2017	20,000	21					
					525/256	STINSON, HEIKE (TRUST)	05/21/1997	24,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2025	Land Value	11,750	11,750	12%	1,410	Assessed	12,789	859.29					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	94,826	94,826		11,379	Exemption	0	0.00					
TIF Project ID	0	Total Value	106,576	106,576		12,789	Total Taxable	12,789	859.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002791	FEDERAL HOME LOAN MORTGAGE	101	106,576	0	12,789	859.00							
2024	2024-300002791	NUTTER, HERMAN L.	101	119,841	0	13,258	882.00							
2023	2023-300002791	NUTTER, HERMAN L.	101	105,227	0	12,627	848.00							
2022	2022-300002791	NUTTER, HERMAN L.	101	106,269	0	12,291	832.00							
2021	2021-300002791	NUTTER, HERMAN L.	101	99,436	0	11,932	824.00							
2020	2020-300002791	NUTTER, HERMAN L.	101	99,436	0	11,932	808.00							
2019	2019-0002791	NUTTER, HERMAN L.	101	103,136		12,376	739.00							
2018	2018-0002791	NUTTER, HERMAN L.	101	118,150		13,658	815.00							
2017	2017-0002791	JEBCO MANAGEMENT, LLC	101	111,208		13,219	789.00							
2016	2016-0002791	WELLS FARGO BANK, N.A.	101	112,451		12,834	766.00							
2015	2015-0002791	WELLS FARGO BANK, N.A.	101	109,128		12,460	744.00							
2014	2014-0002791	WELLS FARGO BANK, N.A.	101	103,830		12,097	722.00							
2013	2013-0002791	PORTER, WINIFRED DAVID &	101	122,620		10,745	641.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 10 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 10.00 x 1,175.00 = 11,750 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 11,750		

Residential Data	
<b>Type</b>	6 Mobile Home 80 x 28
<b>Condition</b>	4 - Good
<b>Quality</b>	4 - Good
<b>Architecture</b>	DWMH Multi-wide MH
<b>Style</b>	100% Double Wide
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	2,240 / 2,240
<b>Style</b>	100% Double Wide
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	ROOF -
<b>Year/Eff Age</b>	2005 / 17



HOUSE 7/22/2021

GRM Approach
<b>GRM Code</b>
<b>Gross Rent</b>
<b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b>
<b>Adusted R</b>
<b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b> DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables</b>
<b>Indicated Value</b>

Cost Approach		Manual :	
<b>Base Cost</b>	54.28	<b>Total Misc Impr</b>	+ 4,370
<b>Roofing Adj</b>	+ 2.86	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 150,149
<b>Heat/Cool Adj</b>	+ 2.30	<b>Depreciation ( 40%)</b>	- 60,060
<b>Plumbing Adj</b>	+ 5.64	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 90,089
<b>Adj Base Cost</b>	= 65.08	<b>Lot Value</b>	+ 11,750
<b>Total Area</b>	x 2,240	<b>Indicated Value</b>	= 101,839
<b>Adjusted Cost</b>	= 145,779	<b>Value Per SqFt</b>	45.46

Value Reconciliation
<b>Selected Approach</b> Cost Approach
<b>Improvements</b> 90,089
<b>Lot Value</b> 11,750
<b>Indicated Value</b> 101,839 45.46 Per SqFt
<b>Agland Value</b>
<b>Site Improvements</b>
<b>Total Value</b> 101,839 45.46 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Entry Steps - Precast Concrete	8104	22x8	2013	176	24.83	4,370



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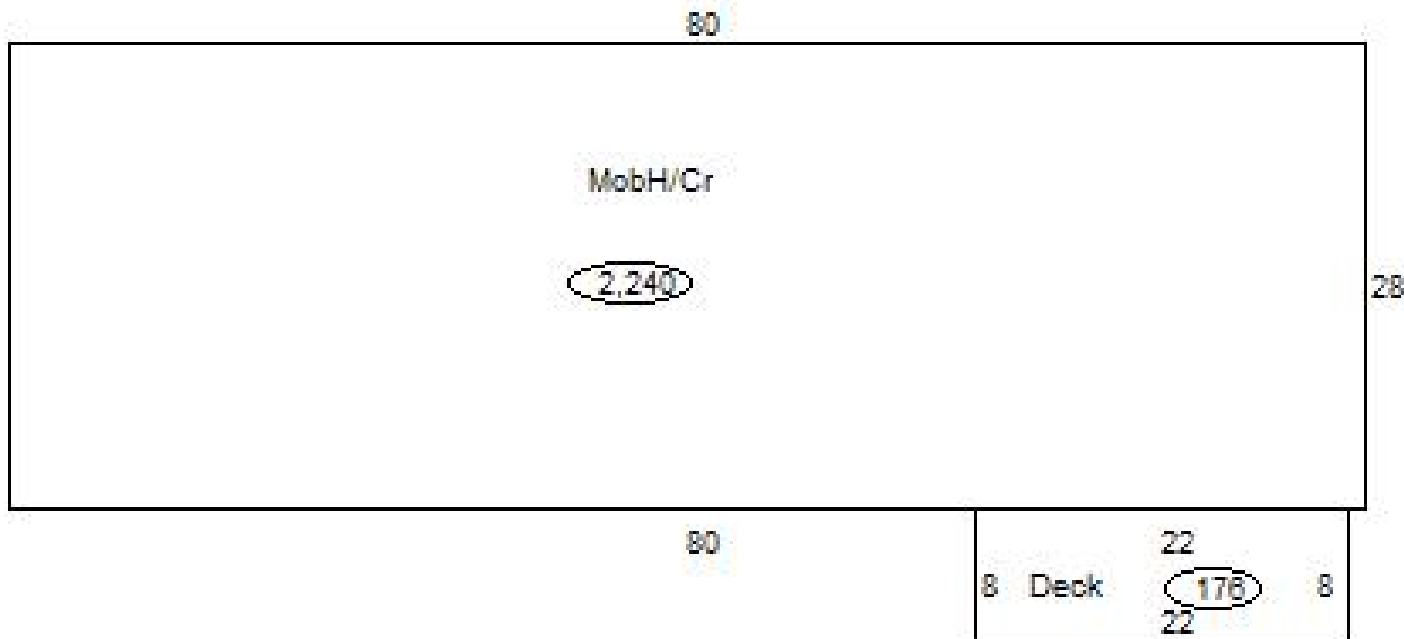
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,240	1.000	2,240
2	M	WODO		20	Deck	176	1.000	176
<b>Total Building Area</b>						2,240		2,240



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNV	CONTAINER	54x10x0			540	
	Qual	3	Cond	3	Year	2019	Eff Age
							0
							0
							0
<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 540)							