




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 300003291 Parcel ID 0000-30-28N-22W-2-001-00 Cadastral ID 0000-28N-22W-30-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13775 SHUMAN, GREG & MELISSA SHUMAN 942 US HWY 183 BUFFALO OK 73834-0000 Parcel Location Situs 3028N22W21 Subdivision Lot/Block / Parcel Size 71 - Acres Sec/Twn/Rng 30 / 28 / 22 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.91996162 -99.59814983 SEC 30-28-22 LOTS 1-2 LESS 9 A. BOOK 510 PAGE 201																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	6 Mobile Home 60 x 28
Condition	3 - Average
Quality	3.2 - Average
Architecture	
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,670 / 1,670
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 29

M Home	11/6/2020
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Cost Approach		Manual :	
Base Cost	49.49	Total Misc Impr	+ 12,419
Roofing Adj	+ 2.37	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 112,786
Heat/Cool Adj	+ 2.38	Depreciation (53%)	- 59,777
Plumbing Adj	+ 5.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 53,009
Adj Base Cost	= 60.10	Lot Value	+ 2,500
Total Area	x 1,670	Indicated Value	= 55,509
Adjusted Cost	= 100,367	Value Per SqFt	33.24

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	53,009		
Lot Value	2,500		
Indicated Value	55,509	33.24	Per SqFt
Agland Value	10,033		
Site Improvements	57,352		
Total Value	122,894	73.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	One, Stove	0		1	1	1,870.34		1,870
EPSW	Enclosed Porch - Solid Wall	1679	18x16		288	36.63		10,549



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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	1,670	1.000	1,670
2	M	EPSW		20	SWP	288	1.000	288
Total Building Area						1,670		1,670



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x40x16	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (23.87 x 2,400)		57,288	57,288	8,593	48,695
	FDBK	Feed Bunks - Linear Feet Concrete	0x0x0			160
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (8.65 x 160)		1,384	1,384	872	512
	BFT2	Bulk OH Feed Tank - Double 20 Ton Each	15x15x10			41
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ 0% Func)	RCNLD
	Base Cost (318.22 x 41)		12,996	12,996	7,798	5,198
	SHDS	Shipping/Storage Container	20x8x8		Formed Metal	160
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ 0% Func)	RCNLD
	Base Cost (21.68 x 160)		3,469	3,469	1,873	1,596
	GBST	Grain Bin - Storage	10x10x10			635
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ 0% Func)	RCNLD
	Base Cost (1.62 x 635)		1,028	1,028	720	308
	SHDS	Storage BEAUTY SHOP	20x12x8		Formed Metal	240
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ 0% Func)	RCNLD
	Base Cost (19.75 x 240)		4,740	4,740	3,697	1,043



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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
QA	QUINLAN LOAM	NP	11			13.908	35	35	490	490
QC	QUINLAN-WDWARD 5-12%	CR	14			.032	71	71	2	2
QC	QUINLAN-WDWARD 5-12%	NP	14			6.903	45	45	309	309
SB	ST.PAUL 1-3%	CR	52			10.433	265	265	2,761	2,761
SB	ST.PAUL 1-3%	NP	52			.894	166	166	149	149
WA	WOODWARD 1-3%	CR	43			13.419	219	219	2,937	2,937
WA	WOODWARD 1-3%	NP	43			1.016	138	138	140	140
WB	WOODWARD 3-8%	NP	33			12.334	106	106	1,303	1,303
WB	WOODWARD 3-8%	CR	33			11.561	168	168	1,942	1,942
CR Totals						70.500			10,033	10,033
Total Agland						70.500			10,033	10,033