



# 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	300003543				No Image On File									
Parcel ID	0000-15-28N-24W-3-001-00													
Cadastral ID	0000-28N-24W-15-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	16145													
SHUMAN, TERRY & CARLA SHUMAN														
920 N 177 RD ROSSTON OK 73855-0000														
<b>Parcel Location</b>														
Situs	1528N24W31													
Subdivision														
Lot/Block	/	Parcel Size	320 - Acres											
Sec/Twn/Rng	15 / 28 / 24 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.89430273 -99.84082211														
<b>Building Permits</b>														
SEC.15-28-24 S2 BOOK 794 PAGE 542														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					794/542	ADCOCK, RALPH V &	12/22/2025	320,000	18					
					753/181	MCNAUGHTON, LELA (TRUST)	06/15/2020	0	04					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	18,328	18,328	12%	2,199	Assessed	2,199	173.15					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	18,328	18,328		2,199	Total Taxable	2,199	173.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300003543	ADCOCK, RALPH V &			102	18,328	0	2,199	173.00					
2024	2024-300003543	ADCOCK, RALPH V &			102	18,328	0	2,199	179.00					
2023	2023-300003543	ADCOCK, RALPH V &			102	18,328	0	2,199	182.00					
2022	2022-300003543	ADCOCK, RALPH V &			102	19,461	0	2,335	192.00					
2021	2021-300003543	ADCOCK, RALPH V &			102	19,461	0	2,335	193.00					
2020	2020-300003543	MCNAUGHTON, LELA (TRUST)			102	19,461	0	2,335	192.00					
2019	2019-0003543	MCNAUGHTON, LELA (TRUST)			102	19,461		2,335	194.00					
2018	2018-0003543	MCNAUGHTON, LELA (TRUST)			102	19,461		2,335	194.00					
2017	2017-0003543	MCNAUGHTON, LELA (TRUST)			102	19,461		2,335	194.00					
2016	2016-0003543	MCNAUGHTON, LELA (TRUST)			102	19,461		2,335	199.00					
2015	2015-0003543	MCNAUGHTON, LELA (TRUST)			102	19,461		2,335	185.00					
2014	2014-0003543	MCNAUGHTON, LELA (TRUST)			102	19,461		2,335	187.00					
2013	2013-0003543	MCNAUGHTON, LELA (TRUST)			102	19,461		2,335	186.00					



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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		<b>GRM Approach</b>						
Adjustments		GRM Code						
Lot Value		Gross Rent						
<b>Residential Data</b>		Indicated Value						
Type		<b>Multiple Regression</b>						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		<b>Direct Comparables</b>						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	<b>Value Reconciliation</b>						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
<b>Cost Approach</b>		Agland Value						
Manual :		19,939						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	19,939 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation ( 0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300003543

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			.040	255	255	10	10
CA	CAREY SILT 1-3%	IP	50			.040	197	197	8	8
CA	CAREY SILT 1-3%	NP	50			.037	160	160	6	6
CB	CAREY SILT 3-5%	IP	41			3.200	162	162	517	517
MG	MANSKER-POTTER 5-20%	IP	15			12.810	59	59	757	757
MG	MANSKER-POTTER 5-20%	NP	15			11.127	48	48	534	534
QA	QUINLAN LOAM	IP	11			14.543	43	43	630	630
QA	QUINLAN LOAM	NP	11			89.701	35	35	3,157	3,157
QC	QUINLAN-WDWARD 5-12%	IP	14			22.339	55	55	1,232	1,232
QC	QUINLAN-WDWARD 5-12%	NP	14			86.304	45	45	3,866	3,866
QC	QUINLAN-WDWARD 5-12%	CR	14			.114	71	71	8	8
WB	WOODWARD 3-8%	IP	33			41.476	130	130	5,393	5,393
WB	WOODWARD 3-8%	NP	33			31.078	106	106	3,282	3,282
WB	WOODWARD 3-8%	CR	33			.110	168	168	18	18
WD	WOODWARD-QUINLAN3-8%	NP	23			7.080	74	74	521	521
<b>NP Totals</b>						320.000			19,939	19,939
<b>Total Agland</b>						320.000			19,939	19,939