



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300003561				No Image On File									
Parcel ID	0000-20-28N-24W-2-001-00													
Cadastral ID	0000-28N-24W-20-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	13896													
SHUMAN, TERRY & CARLA J. SHUMAN														
920 N 177 RD ROSSTON OK 73855-0000														
Parcel Location														
Situs	2028N24W21													
Subdivision														
Lot/Block	/	Parcel Size	196.48 - Acres											
Sec/Twn/Rng	20 / 28 / 24 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.88876759 -99.76671149														
Building Permits														
SEC. 20-28-24 NW4 LESS 3.52 A TRACT; NW4SW4 BOOK 713 PAGE 544														
<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					
					713/544	WAUGH, MARIAN, ETAL	12/09/2015	245,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	29,782	29,782	12%	3,574	Assessed	3,574	281.42					
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	29,782	29,782	3,574	Total Taxable	3,574	281.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003561	SHUMAN, TERRY &	102	29,782	0	3,574	281.00							
2024	2024-300003561	SHUMAN, TERRY &	102	29,782	0	3,574	291.00							
2023	2023-300003561	SHUMAN, TERRY &	102	29,782	0	3,574	296.00							
2022	2022-300003561	SHUMAN, TERRY &	102	29,527	0	3,543	291.00							
2021	2021-300003561	SHUMAN, TERRY &	102	29,527	0	3,543	293.00							
2020	2020-300003561	SHUMAN, TERRY &	102	29,527	0	3,543	292.00							
2019	2019-0003561	SHUMAN, TERRY &	102	29,527		3,543	294.00							
2018	2018-0003561	SHUMAN, TERRY &	102	29,527		3,543	294.00							
2017	2017-0003561	SHUMAN, TERRY &	102	29,527		3,543	295.00							
2016	2016-0003561	SHUMAN, TERRY &	102	29,527		3,543	301.00							
2015	2015-0003561	WAUGH, MARIAN, ETAL	102	29,527		3,543	281.00							
2014	2014-0003561	WAUGH, MARIAN, ETAL	102	29,527		3,543	284.00							
2013	2013-0003561	WAUGH, MARIAN, ETAL	102	29,527		3,543	282.00							



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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								
Residential Data								
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		Manual :		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 29,730			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 29,730 0.00 Total Value Per SqFt			
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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Agland Inventory

300003561

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			37.362	255	255	9,509	9,509
CA	CAREY SILT 1-3%	NP	50			5.137	160	160	822	822
QA	QUINLAN LOAM	NP	11			.931	35	35	33	33
QA	QUINLAN LOAM	CR	11			1.120	56	56	63	63
QC	QUINLAN-WDWARD 5-12%	NP	14			10.546	45	45	472	472
QC	QUINLAN-WDWARD 5-12%	CR	14			33.163	71	71	2,363	2,363
SA	ST.PAUL 0-1%	CR	60			6.142	305	305	1,876	1,876
WA	WOODWARD 1-3%	CR	43			3.776	219	219	827	827
WB	WOODWARD 3-8%	CR	33			45.699	168	168	7,676	7,676
WB	WOODWARD 3-8%	NP	33			6.051	106	106	639	639
WD	WOODWARD-QUINLAN3-8%	CR	23			46.553	117	117	5,450	5,450
CR Totals						196.480			29,730	29,730
Total Agland						196.480			29,730	29,730