



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:41:04
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300003564 Parcel ID 0000-20-28N-24W-4-001-00 Cadastral ID 0000-28N-24W-20-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 13897 SHUMAN, TERRY DON & CARLA J. SHUMAN 920 N 177 RD ROSSTON OK 73855-0000 Parcel Location Situs 2028N24W41 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 20 / 28 / 24 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>SHED 7/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.94012974 -99.70650983 SEC.20-28-24 SE4 BOOK 687 PAGE 488																																																																																																																									
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 Time 06:41:04
 Page 2

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			SHED 7/15/2025				
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent				
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model				
Roof Cover				DEFAULT DEFAULT SELECTION MODEL				
Area on Slab				Adjustment Model				
Fixture/RghIn /				DEFAULT DEFAULT ADJUSTMENTS TABLE				
Bed/F/H Bath / /				Comparables				
Basement Area				Indicated Value				
Garage Type				Value Reconciliation				
Remodel				Selected Approach				
Year/Eff Age /				Cost Approach				
Cost Approach								
Manual :								
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	5,000				
Total Area	x	Indicated Value	=	5,000				
Adjusted Cost	= 0	Value Per SqFt		0.00				
				Lot Value 5,000 Indicated Value 5,000 0.00 Per SqFt Agland Value 19,596 Site Improvements 5,937 Total Value 30,533 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Time 06:41:04
Page 3

300003564

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	EQSL	Equipment Shelter	40x30x14	Dirt	Galvanized Metal	1,200	
	Qual	2.5	Cond 3	Year 1980	Eff Age 46		
				0			
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD	
Base Cost (15.96 x 1,200)		19,152		19,152	13,215	5,937	
	BNV	Building No Value / CARPORT GONE	20x16x12		Galvanized Metal	320	
	Qual	3	Cond 3	Year 1980	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (0.00 x 320)						



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Page 4

Agland Inventory

300003564

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			11.323	160	160	1,812	1,812
CA	CAREY SILT 1-3%	IP	50			13.544	197	197	2,668	2,668
CB	CAREY SILT 3-5%	IP	41			17.013	162	162	2,748	2,748
CB	CAREY SILT 3-5%	NP	41			2.059	131	131	270	270
MG	MANSKER-POTTER 5-20%	IP	15			.953	59	59	56	56
MG	MANSKER-POTTER 5-20%	NP	15			18.484	48	48	887	887
PB	PRATT HUMMOCKY	NP	40			8.976	128	128	1,149	1,149
QA	QUINLAN LOAM	IP	11			.346	43	43	15	15
QA	QUINLAN LOAM	NP	11			4.255	35	35	150	150
QC	QUINLAN-WDWARD 5-12%	IP	14			5.927	55	55	327	327
QC	QUINLAN-WDWARD 5-12%	NP	14			.190	45	45	9	9
SB	ST.PAUL 1-3%	IP	52			11.631	205	205	2,383	2,383
SB	ST.PAUL 1-3%	NP	52			.086	166	166	14	14
W	WATER	NP	0			1.835	0	0	0	0
WB	WOODWARD 3-8%	NP	33			25.305	106	106	2,672	2,672
WB	WOODWARD 3-8%	IP	33			29.423	130	130	3,826	3,826
WD	WOODWARD-QUINLAN3-8%	IP	23			2.724	91	91	247	247
WD	WOODWARD-QUINLAN3-8%	NP	23			4.928	74	74	363	363
NP Totals						159.000			19,596	19,596
Total Agland						159.000			19,596	19,596