




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	300003604													
Parcel ID	0000-29-28N-24W-2-001-00													
Cadastral ID	0000-28N-24W-29-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	13869													
SHUMAN, TERRY DON														
920 N 177 RD ROSSTON OK 73855-0000														
Parcel Location Situs E 9 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 29 / 28 / 24 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO														
MOBILE HOME 7/15/2025														
Legal Description Lat/Long: 36.90343000 -99.82300279														
Building Permits														
SEC 29-28-24 NW4 BOOK 717 PAGE 613														
<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					
					717/613	SHUMAN, HAROLD J.	01/16/2015	53,333	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	28,082	28,082	12%	3,370	Assessed	8,366	658.74					
Year Frozen		Improvements	38,886	30,907		3,709	Penalty	0						
Uncapped Value	0	Mobile Home	11,216	10,727		1,287	Exemption	0	0.00					
TIF Project ID	0	Total Value	78,184	69,716		8,366	Total Taxable	8,366	659.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003604	SHUMAN, TERRY DON	102	78,184	0	8,122	640.00							
2024	2024-300003604	SHUMAN, TERRY DON	102	79,001	0	7,886	642.00							
2023	2023-300003604	SHUMAN, TERRY DON	102	74,582	0	7,656	633.00							
2022	2022-300003604	SHUMAN, TERRY DON	102	67,434	0	7,433	611.00							
2021	2021-300003604	SHUMAN, TERRY DON	102	60,139	0	7,216	596.00							
2020	2020-300003604	SHUMAN, TERRY DON	102	60,139	0	7,216	594.00							
2019	2019-0003604	SHUMAN, TERRY DON	102	60,139		7,216	598.00							
2018	2018-0003604	SHUMAN, TERRY DON	102	60,139		7,216	598.00							
2017	2017-0003604	SHUMAN, TERRY DON	102	60,982		7,317	608.00							
2016	2016-0003604	SHUMAN, TERRY DON	102	63,354		7,516	640.00							
2015	2015-0003604	SHUMAN, TERRY DON	102	60,816		7,297	579.00							
2014	2014-0003604	SHUMAN, HAROLD JAY	102	60,816		7,158	574.00							
2013	2013-0003604	SHUMAN, HAROLD JAY	102	61,275		6,949	553.00							



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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		

Residential Data	
Type	6 Mobile Home 80 x 14
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,120 / 1,120
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 70

MOBILE HOME	7/15/2025
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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		

Cost Approach		Manual :	
Base Cost	38.40	Total Misc Impr	+ 0
Roofing Adj	+ 1.83	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 54,992
Heat/Cool Adj	+ 2.57	Depreciation (80%)	- 43,994
Plumbing Adj	+ 6.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 10,998
Adj Base Cost	= 49.10	Lot Value	+ 5,000
Total Area	x 1,120	Indicated Value	= 15,998
Adjusted Cost	= 54,992	Value Per SqFt	14.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	10,998		
Lot Value	5,000		
Indicated Value	15,998	14.28	Per SqFt
Agland Value	23,082		
Site Improvements	39,377		
Total Value	78,457	70.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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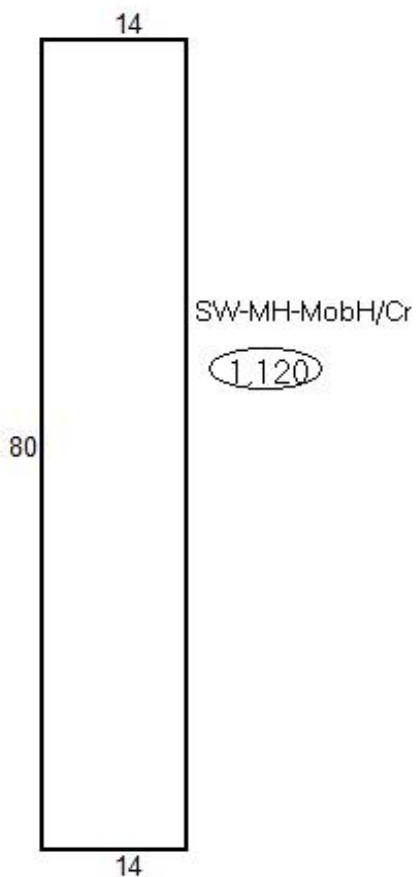
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,120	1.000	1,120
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	100x30x10	Concrete	Galvanized Metal	3,000
	Qual 3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (17.60 x 3,000)		52,800		52,800	36,432	16,368
	SHDS	Shed - Small	24x14x10	Concrete	Galvanized Metal	336
	Qual 2.5	Cond 2.5	Year 1980	Eff Age 51		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (16.01 x 336)		5,379		5,379	4,303	1,076
	EQSH	Equipment Shed, OLDER	56x34x12	Concrete	Galvanized Metal	1,904
	Qual 3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (18.50 x 1,904)		35,224		35,224	24,305	10,919
	UTIL	Utility Building	32x20x14	Concrete	Galvanized Metal	640
	Qual 3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (26.03 x 640)		16,659		16,659	11,495	5,164
	GBST	Grain Bin - Storage 5000	0x0x0	Dirt		5,000
	Qual 2	Cond 2	Year 1980	Eff Age 55		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (1.44 x 5,000)		7,200		7,200	5,760	1,440
	GBST	Grain Bin - Storage 1000	0x0x0	Dirt		1,000
	Qual 3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324
	GBST	Grain Bin - Storage 2000	0x0x0	Dirt		2,000
	Qual 3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (1.62 x 2,000)		3,240		3,240	2,592	648



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached / EQ. SHED	100x30x8	Dirt	Galvanized Metal	3,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.11 x 3,000)		12,330	12,330	9,864	2,466
	GBST	Grain Bin - Storage 1000 BU	0x0x0	Dirt		1,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,000)		1,620	1,620	1,296	324
	GBST	Grain Bin - Storage 2000 BU	0x0x0	Dirt		2,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 2,000)		3,240	3,240	2,592	648



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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
CA	CAREY SILT 1-3%	CR	50			22.241	255	255	5,660	5,660
CA	CAREY SILT 1-3%	NP	50			4.230	160	160	677	677
MD	MANSKER LOAM 1-3%	CR	39			58.123	199	199	11,538	11,538
MD	MANSKER LOAM 1-3%	NP	39			2.841	125	125	355	355
ME	MANSKER LOAM 3-5%	NP	31			30.285	99	99	3,004	3,004
ME	MANSKER LOAM 3-5%	CR	31			.210	158	158	33	33
MG	MANSKER-POTTER 5-20%	NP	15			.220	48	48	11	11
PB	PRATT HUMMOCKY	CR	40			.062	204	204	13	13
QA	QUINLAN LOAM	NP	11			26.487	35	35	932	932
QC	QUINLAN-WDWARD 5-12%	CR	14			5.784	71	71	412	412
QC	QUINLAN-WDWARD 5-12%	NP	14			7.449	45	45	334	334
WB	WOODWARD 3-8%	NP	33			1.068	106	106	113	113
NP Totals						159.000			23,082	23,082
Total Agland						159.000			23,082	23,082