



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:43:39
 Page 1

Assessment Data					Primary Image				
Account	300003744				No Image On File				
Parcel ID	0000-23-28N-25W-4-001-00								
Cadastral ID	0000-28N-25W-23-4-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	101 - 1R-LAVERNE								
Name ID	13964								
SHUMAN, TERRY D. & CARLA J. SHUMAN									
920 N 177 RD ROSSTON OK 73855-0000									
Parcel Location									
Situs	2328N25W41								
Subdivision									
Lot/Block	/	Parcel Size	120 - Acres						
Sec/Twn/Rng	23 / 28 / 25 / 4								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.83074956 -99.62085989									
Building Permits									
SEC. 23-28-25 S2SE4; NW4SE4					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	8,940	8,940	12%	1,073	Assessed	1,073	72.09
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	8,940	8,940		1,073	Total Taxable	1,073	72.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003744	SHUMAN, TERRY D. &	101	8,940	0	1,073	72.00		
2024	2024-300003744	SHUMAN, TERRY D. &	101	8,940	0	1,073	71.00		
2023	2023-300003744	SHUMAN, TERRY D. &	101	8,940	0	1,073	72.00		
2022	2022-300003744	SHUMAN, TERRY D. &	101	11,578	0	1,389	94.00		
2021	2021-300003744	SHUMAN, TERRY D. &	101	11,578	0	1,389	96.00		
2020	2020-300003744	SHUMAN, TERRY D. &	101	11,578	0	1,389	94.00		
2019	2019-0003744	SHUMAN, TERRY D. &	101	11,578		1,389	83.00		
2018	2018-0003744	SHUMAN, TERRY D. &	101	11,578		1,389	83.00		
2017	2017-0003744	SHUMAN, TERRY D. &	101	11,578		1,389	83.00		
2016	2016-0003744	SHUMAN, TERRY D. &	101	11,578		1,389	83.00		
2015	2015-0003744	SHUMAN, TERRY D. &	101	11,578		1,389	83.00		
2014	2014-0003744	SHUMAN, TERRY D. &	101	11,578		1,389	83.00		
2013	2013-0003744	SHUMAN, TERRY D. &	101	11,578		1,389	83.00		



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 Page 2

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			
Value Reconciliation			
Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 11,772 Site Improvements Total Value 11,772 0.00 Total Value Per SqFt			
Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
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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Time 06:43:39
Page 3

Agland Inventory

300003744

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			5.656	255	255	1,439	1,439
CB	CAREY SILT 3-5%	CR	41			5.979	209	209	1,248	1,248
CB	CAREY SILT 3-5%	NP	41			9.651	131	131	1,266	1,266
MG	MANSKER-POTTER 5-20%	NP	15			49.345	48	48	2,369	2,369
MG	MANSKER-POTTER 5-20%	CR	15			.649	76	76	50	50
PB	PRATT HUMMOCKY	CR	40			5.189	204	204	1,056	1,056
QC	QUINLAN-WDWARD 5-12%	CR	14			1.185	71	71	84	84
QC	QUINLAN-WDWARD 5-12%	NP	14			2.260	45	45	101	101
WD	WOODWARD-QUINLAN3-8%	NP	23			12.292	74	74	905	905
WD	WOODWARD-QUINLAN3-8%	CR	23			27.794	117	117	3,254	3,254
CR Totals						120.000			11,772	11,772
Total Agland						120.000			11,772	11,772