



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	300003752				No Image On File				
Parcel ID	0000-26-28N-25W-1-002-00								
Cadastral ID	0000-28N-25W-26-1-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	101 - 1R-LAVERNE								
Name ID	13897								
SHUMAN, TERRY DON & CARLA J. SHUMAN									
920 N 177 RD ROSSTON OK 73855-0000									
Parcel Location									
Situs	2628N25W12								
Subdivision									
Lot/Block	/	Parcel Size	280 - Acres						
Sec/Twn/Rng	26 / 28 / 25 / 1								
Neighborhood	1000 - COUNTY								
School District	1-LAVERNE - 1-LAVERNE								
Legal Description Lat/Long: 36.93116317 -99.93873067									
SEC. 26-28-25 SE4; S2NE4; NE4NE4 BOOK 715 PAGE 585					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					743/3	VLK PROPERTIES	01/02/2019	54,000	21
					740/455	FREEMAN PROPERTIES, LLC	10/09/2018	162,000	
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	19,445	19,445	12%	2,333	Assessed	2,333	156.75
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	19,445	19,445	2,333	Total Taxable	2,333		157.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003752	SHUMAN, TERRY DON &	101	19,445	0	2,333	157.00		
2024	2024-300003752	SHUMAN, TERRY DON &	101	19,445	0	2,333	155.00		
2023	2023-300003752	SHUMAN, TERRY DON &	101	19,445	0	2,333	157.00		
2022	2022-300003752	SHUMAN, TERRY DON &	101	24,700	0	2,964	201.00		
2021	2021-300003752	SHUMAN, TERRY DON &	101	24,700	0	2,964	205.00		
2020	2020-300003752	SHUMAN, TERRY DON &	101	24,700	0	2,964	201.00		
2019	2019-0003752	SHUMAN, TERRY DON &	101	24,700		2,964	177.00		
2018	2018-0003752	FREEMAN PROPERTY, LLC	101	24,700		2,964	177.00		
2017	2017-0003752	FREEMAN PROPERTY, LLC	101	24,700		2,964	177.00		
2016	2016-0003752	FREEMAN PROPERTY, LLC	101	24,700		2,964	177.00		
2015	2015-0003752	FREEMAN, DWIGHT D.	101	24,700		2,964	177.00		
2014	2014-0003752	FREEMAN, CARL G. (TRUST)	101	24,700		2,964	177.00		
2013	2013-0003752	FREEMAN, CARL G. (TRUST)	101	24,700		2,964	177.00		



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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				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 21,196 Site Improvements Total Value 21,196 0.00 Total Value Per SqFt				
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 /								
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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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	IP	50			19.672	197	197	3,875	3,875
MG	MANSKER-POTTER 5-20%	IP	15			7.041	59	59	416	416
MG	MANSKER-POTTER 5-20%	NP	15			185.580	48	48	8,908	8,908
PA	PRATT BILLOWY	IP	48			7.755	189	189	1,467	1,467
PA	PRATT BILLOWY	NP	48			4.100	154	154	630	630
PD	PRATT LOAMY HUMMOCKY	IP	31			31.415	122	122	3,837	3,837
PD	PRATT LOAMY HUMMOCKY	NP	31			17.792	99	99	1,765	1,765
QC	QUINLAN-WDWARD 5-12%	NP	14			6.646	45	45	298	298
NP Totals						280.000			21,196	21,196
Total Agland						280.000			21,196	21,196