



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:43:47
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| Assessment Data | | | | | Primary Image | | | | | | | | | |
|---|--------------------------|--------------------|-------------|-------------|---------------------------------|--------------------|------------|-------------|--------|--|--|--|--|--|
| Account | 300003753 | | | | <p>FRONT OF HOUSE 7/15/2025</p> | | | | | | | | | |
| Parcel ID | 0000-26-28N-25W-2-001-00 | | | | | | | | | | | | | |
| Cadastral ID | 0000-28N-25W-26-2-001-00 | | | | | | | | | | | | | |
| 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 | 00920 N 177 RD | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 160 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 26 / 28 / 25 / 2 | | | | | | | | | | | | | |
| Neighborhood | 1000 - COUNTY | | | | | | | | | | | | | |
| School District | 1-LAVERNE - 1-LAVERNE | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.82630644 -99.61616095 | | | | | | | | | | | | | | |
| SEC. 26-28-25 NW4 | | | | | | | | | | | | | | |
| Building Permits | | | | | | | | | | | | | | |
| <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 colspan="5"> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Exemptions | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Sale History | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | Bk/Pg | Grantor | Date | Price | Code | | | | | |
| | | | | | / | SHUMAN, TERRY D. & | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | | | | | | |
| Remove Cap | | Land Value | 18,729 | 18,729 | 12% | Assessed | 6,763 | 454.41 | | | | | | |
| Year Frozen | | Improvements | 460 | 460 | | Penalty | 0 | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 37,174 | 37,174 | | Exemption | 1,000 | -67.00 | | | | | | |
| TIF Project ID | 0 | Total Value | 56,363 | 56,363 | | Total Taxable | 5,763 | 387.00 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-300003753 | SHUMAN, TERRY D. & | 101 | 56,363 | 1000 | 5,763 | 387.00 | | | | | | | |
| 2024 | 2024-300003753 | SHUMAN, TERRY D. & | 101 | 58,290 | 1000 | 5,731 | 381.00 | | | | | | | |
| 2023 | 2023-300003753 | SHUMAN, TERRY D. & | 101 | 54,460 | 1000 | 5,535 | 372.00 | | | | | | | |
| 2022 | 2022-300003753 | SHUMAN, TERRY D. & | 101 | 55,737 | 1000 | 5,487 | 371.00 | | | | | | | |
| 2021 | 2021-300003753 | SHUMAN, TERRY D. & | 101 | 52,488 | 1000 | 5,298 | 366.00 | | | | | | | |
| 2020 | 2020-300003753 | SHUMAN, TERRY D. & | 101 | 52,488 | 1000 | 5,298 | 359.00 | | | | | | | |
| 2019 | 2019-0003753 | SHUMAN, TERRY D. & | 101 | 54,004 | | 5,480 | 327.00 | | | | | | | |
| 2018 | 2018-0003753 | SHUMAN, TERRY D. & | 101 | 57,743 | | 5,929 | 354.00 | | | | | | | |
| 2017 | 2017-0003753 | SHUMAN, TERRY D. & | 101 | 53,984 | | 5,478 | 327.00 | | | | | | | |
| 2016 | 2016-0003753 | SHUMAN, TERRY D. & | 101 | 61,426 | | 5,676 | 339.00 | | | | | | | |
| 2015 | 2015-0003753 | SHUMAN, TERRY D. & | 101 | 55,885 | | 5,482 | 327.00 | | | | | | | |
| 2014 | 2014-0003753 | SHUMAN, TERRY D. & | 101 | 58,296 | | 5,293 | 316.00 | | | | | | | |
| 2013 | 2013-0003753 | SHUMAN, TERRY D. & | 101 | 67,043 | | 5,046 | 301.00 | | | | | | | |



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| Lot Data | Acre - HomeSite and Tracts | Primary Image |
|--|----------------------------|--|
| Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750 | | <p>0000-26-28N-25W-2-001-00 07/11/25</p> |

| Residential Data | |
|------------------|--------------------------|
| Type | 6 Mobile Home 68 x 24 |
| Condition | 1.25 - Low |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% Double Wide |
| Exterior Wall | 100% Lap |
| Base/Total Area | 1,632 / 1,632 |
| Style | 100% Double Wide |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 4 Metal, Preformed |
| Area on Slab | 1,632 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1995 / 42 |



FRONT OF HOUSE 7/15/2025

| 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 : | |
|---------------|----------|---------------------|-----------|
| Base Cost | 47.79 | Total Misc Impr | + 13,149 |
| Roofing Adj | + 2.21 | Garage Cost | + 107,495 |
| Subfloor Adj | + 0.00 | Total RCN | = 72,022 |
| Heat/Cool Adj | + 2.26 | Depreciation (67%) | - 0 |
| Plumbing Adj | + 5.55 | Lump Sums | + 35,473 |
| Basement Adj | + 0.00 | RCNLD | = 5,750 |
| Adj Base Cost | = 57.81 | Lot Value | + 41,223 |
| Total Area | x 1,632 | Indicated Value | = 25.26 |
| Adjusted Cost | = 94,346 | Value Per SqFt | |

| Value Reconciliation | | |
|----------------------|---------------|----------------------------|
| Selected Approach | Cost Approach | |
| Improvements | 35,473 | |
| Lot Value | 5,750 | |
| Indicated Value | 41,223 | 25.26 Per SqFt |
| Agland Value | 12,979 | |
| Site Improvements | 466 | |
| Total Value | 54,668 | 33.50 Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPR1 | One, Frame | 0 | | 1 | 1 | 4,424.56 | | 4,425 |
| PATC | Patio Covered | 1795 | 68x10 | | 680 | 12.83 | | 8,724 |



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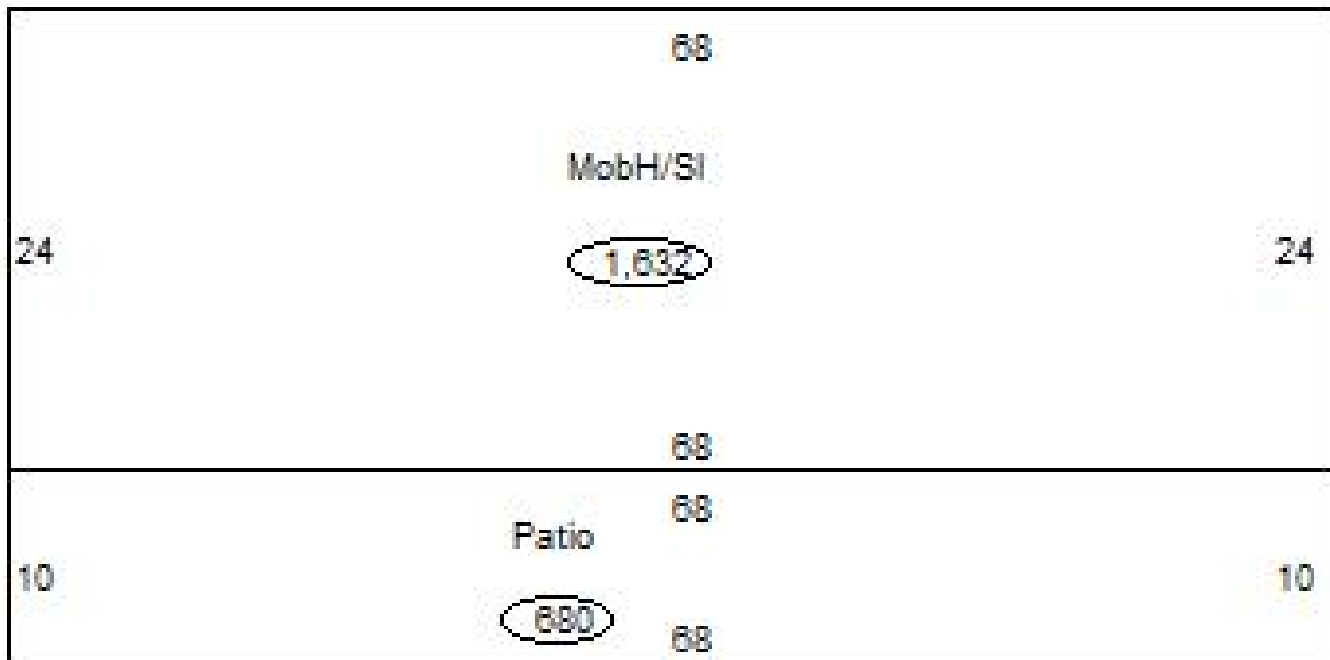
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 14 | Slab | 20 | MobH/SI | 1,632 | 1.000 | 1,632 |
| 2 | M | PATC | | 20 | Patio | 680 | 1.000 | 680 |
| Total Building Area | | | | | | 1,632 | | 1,632 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|--|--------------------------|-----------------------------|-----------------------|------------|--------------------------------|--------------|-----|
|  | SHDS | Yard Shed - Wood | 12x8x0 | | Composition Shingle | 96 | |
| | Qual | 3 | Cond 3 | Year 1960 | Eff Age 66 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD | |
| | Base Cost (24.25 x 96) | | 2,328 | | 2,328 | 1,862 | 466 |
|  | BNV | Building No Value OLD HOUSE | 0x0x0 | | | | |
| | Qual | | Cond | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD | |
| | Base Cost (0.00 x) | | | | | | |



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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 |
|---------------------|----------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| MG | MANSKER-POTTER 5-20% | NP | 15 | | | 94.762 | 48 | 48 | 4,549 | 4,549 |
| PB | PRATT HUMMOCKY | NP | 40 | | | 11.000 | 128 | 128 | 1,408 | 1,408 |
| PD | PRATT LOAMY HUMMOCKY | NP | 31 | | | 18.140 | 99 | 99 | 1,799 | 1,799 |
| RA | RANDAL CLAY | NP | 10 | | | 2.331 | 32 | 32 | 75 | 75 |
| TB | TIPTON SILT 1-3% | NP | 52 | | | 30.936 | 166 | 166 | 5,148 | 5,148 |
| W | WATER | NP | 0 | | | .833 | 0 | 0 | 0 | 0 |
| NP Totals | | | | | | 158.000 | | | 12,979 | 12,979 |
| Total Agland | | | | | | 158.000 | | | 12,979 | 12,979 |