



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image									
Account	300003794				No Image On File									
Parcel ID	0000-35-28N-25W-1-002-00													
Cadastral ID	0000-28N-25W-35-1-002-00													
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														
<b>Parcel Location</b>														
Situs	3528N25W12													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	35 / 28 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.93295664 -99.93425113														
<b>Building Permits</b>														
SEC. 35-28-25 N2NE4 BOOK 715 PAGE 585														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
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						
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	12,899	12,899	12%	1,548	Assessed	1,548	104.01					
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	12,899	12,899	1,548	Total Taxable	1,548	104.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003794	SHUMAN, TERRY DON &	101	12,899	0	1,548	104.00							
2024	2024-300003794	SHUMAN, TERRY DON &	101	12,899	0	1,548	103.00							
2023	2023-300003794	SHUMAN, TERRY DON &	101	12,899	0	1,548	104.00							
2022	2022-300003794	SHUMAN, TERRY DON &	101	16,419	0	1,970	133.00							
2021	2021-300003794	SHUMAN, TERRY DON &	101	16,419	0	1,970	136.00							
2020	2020-300003794	SHUMAN, TERRY DON &	101	16,419	0	1,970	133.00							
2019	2019-0003794	SHUMAN, TERRY DON &	101	16,419		1,970	118.00							
2018	2018-0003794	FREEMAN PROPERTY, LLC	101	16,419		1,970	118.00							
2017	2017-0003794	FREEMAN PROPERTY, LLC	101	16,419		1,970	118.00							
2016	2016-0003794	FREEMAN PROPERTY, LLC	101	16,419		1,970	118.00							
2015	2015-0003794	FREEMAN, DWIGHT D.	101	16,419		1,970	118.00							
2014	2014-0003794	FREEMAN, CARL G.(TRUST)	101	16,419		1,970	118.00							
2013	2013-0003794	FREEMAN, CARL G. (TRUST)	101	16,419		1,970	118.00							



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<b>Lot Data</b>		-		<b>Primary Image</b>							
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
<b>Residential Data</b>											
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 /											
								<b>GRM Approach</b>			
								GRM Code Gross Rent Indicated Value			
								<b>Multiple Regression</b>			
								MRA Code Adjusted R Indicated Value			
								<b>Direct Comparables</b>			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
<b>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 12,194 Site Improvements Total Value 12,194 0.00 Total Value Per SqFt							
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								
<b>Miscellaneous Improvements</b>											
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>			



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### Agland Inventory

300003794

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	IP	50			1.832	197	197	361	361
MA	MANSIC CLAY 0-1%	IP	51			13.194	201	201	2,651	2,651
MA	MANSIC CLAY 0-1%	NP	51			.142	163	163	23	23
MG	MANSKER-POTTER 5-20%	IP	15			4.262	59	59	252	252
MG	MANSKER-POTTER 5-20%	NP	15			7.490	48	48	360	360
PA	PRATT BILLOWY	IP	48			32.396	189	189	6,127	6,127
PA	PRATT BILLOWY	NP	48			1.071	154	154	165	165
PD	PRATT LOAMY HUMMOCKY	IP	31			13.478	122	122	1,646	1,646
PD	PRATT LOAMY HUMMOCKY	NP	31			6.136	99	99	609	609
<b>NP Totals</b>						80.000			12,194	12,194
<b>Total Agland</b>						80.000			12,194	12,194