



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	300004306																		
Parcel ID	0000-23-29N-25W-3-001-00																		
Cadastral ID	0000-29N-25W-23-3-001-00																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area	3																
Tax Area	101 - 1R-LAVERNE																		
Name ID	14176																		
SHUMAN FARMS INC.																			
% MARVIN SHUMAN																			
PO BOX 544 BUFFALO OK 73834-0000																			
Parcel Location				3 9/8/2021															
Situs	2329N25W31			Building Permits															
Subdivision				<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															
Lot/Block	/	Parcel Size	160 - Acres	Legal Description															
Sec/Twn/Rng	23 / 29 / 25 / 3			Lat/Long: 36.83226813 -99.63391739															
Neighborhood	1000 - COUNTY			SEC.23-29-25 SW4															
School District	1-LAVERNE - 1-LAVERNE			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	44,155	44,155	12%	5,299	Assessed	9,985	670.89										
Year Frozen		Improvements	39,054	39,054		4,686	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	83,209	83,209		9,985	Total Taxable	9,985	671.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300004306	SHUMAN FARMS INC.	101	83,209	0	9,985	671.00												
2024	2024-300004306	SHUMAN FARMS INC.	101	83,892	0	9,732	647.00												
2023	2023-300004306	SHUMAN FARMS INC.	101	78,733	0	9,448	635.00												
2022	2022-300004306	SHUMAN FARMS INC.	101	80,347	0	9,641	653.00												
2021	2021-300004306	SHUMAN FARMS INC.	101	80,627	0	9,675	668.00												
2020	2020-300004306	SHUMAN FARMS INC.	101	80,627	0	9,675	655.00												
2019	2019-0004306	SHUMAN FARMS INC.	101	80,627		9,675	577.00												
2018	2018-0004306	SHUMAN FARMS INC.	101	80,627		9,675	577.00												
2017	2017-0004306	SHUMAN FARMS INC.	101	81,028		9,723	580.00												
2016	2016-0004306	SHUMAN FARMS INC.	101	83,731		10,047	600.00												
2015	2015-0004306	SHUMAN FARMS INC.	101	83,731		10,047	600.00												
2014	2014-0004306	SHUMAN FARMS INC.	101	83,731		10,047	600.00												
2013	2013-0004306	SHUMAN FARMS INC.	101	99,564		11,320	676.00												



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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		3	9/8/2021					
Adjustments		GRM Approach						
Lot Value	5,000	GRM Code						
Residential Data		Gross Rent						
Type		Indicated Value						
Condition	-	Multiple Regression						
Quality	-	MRA Code						
Architecture		Adusted R						
Style		Indicated Value						
Exterior Wall		Direct Comparables						
Base/Total Area /		Selection Model DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
HVAC		Comparables						
Roof Cover		Indicated Value						
Area on Slab		Value Reconciliation						
Fixture/RghIn /		Selected Approach Cost Approach						
Bed/F/H Bath / /		Improvements						
Basement Area		Lot Value 5,000						
Garage Type		Indicated Value 5,000 0.00 Per SqFt						
Remodel		Agland Value 39,155						
Year/Eff Age /		Site Improvements 38,681						
Cost Approach		Total Value 82,836 0.00 Total Value Per SqFt						
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	+ 5,000					
Total Area	x	Indicated Value	= 5,000					
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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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x40x16	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary Base Cost (25.13 x 2,400) 60,312		Modifier Total	RCN 60,312	Depr (37% Phys/ % Func) 22,315	RCNLD 37,997
	GBST	Grain Bin 2 BINS 1000 BU EACH	0x0x0			2,000
	Qual 4	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary Base Cost (1.71 x 2,000) 3,420		Modifier Total	RCN 3,420	Depr (80% Phys/ % Func) 2,736	RCNLD 684



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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
LA	LAS ANIMAS SOILS	CR	43			.011	219	219	2	2
LA	LAS ANIMAS SOILS	NP	43			15.300	138	138	2,105	2,105
PC	PRATT LOAMY BILLOWY	CR	37			15.607	188	188	2,939	2,939
PC	PRATT LOAMY BILLOWY	NP	37			37.597	118	118	4,451	4,451
SD	SPUR LOAM	NP	70			8.898	224	224	1,993	1,993
SD	SPUR LOAM	CR	70			77.124	356	356	27,479	27,479
TD	TIVOLI FINE SAND	NP	13			4.465	42	42	186	186
NP Totals						159.000			39,155	39,155
Total Agland						159.000			39,155	39,155