



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 300005258 Parcel ID 1070-00-150-024-0-001-00 Cadastral ID 1070-150-024-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14616 SHUMAN, MARVIN RAY, TRUST LOIS M. SHUMAN TRUST P O BOX 544 BUFFALO OK 73834-0000 Parcel Location Situs 00111 E TURNER ST Subdivision MILLER'S ADDN Lot/Block 0024 / 0150 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83466869 -99.62960957																																																																																																																									
Legal Description MILLER'S ADD. BLOCK 150 LOTS 24-25 BOOK 613 PAGE 504					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image	
<p>Lot Size 50 x 100</p> <p>Lot Count</p> <p>Units Buildable 4000</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 5,000.00 x .80 = 4,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 694</p> <p>Total Improvement Value 694</p> <p>Land Value 4,000</p> <p>Cost Approach Value 4,694</p>	<p>Image ID 28536</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description CARPORT</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 694</p> <p>Land Value 4,000</p> <p>Total Appraised Value 4,694</p>	



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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	O	CPDT		50	CPDT	315	1.000	315

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x15x14		Galvanized Metal	300
	Qual 3	Cond 3	Year 1970	Eff Age 56		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (11.57 x 300)				3,471	2,777	694
Total Site Improvement Value						694