



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:04:11  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005259 <b>Parcel ID</b> 1070-00-150-026-0-001-00 <b>Cadastral ID</b> 1070-150-026-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14616 SHUMAN, MARVIN RAY, TRUST LOIS M. SHUMAN TRUST  P O BOX 544 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00113 E TURNER ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0026 / 0150 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83509078 -99.62808170																																																																																																																									
<b>Legal Description</b> MILLER'S ADD. BLOCK 150 LOT 26-27 BOOK 613 PAGE 504					<b>Building Permits</b> <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 5,000</p> <p>Total Base Value 435,650</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 435,650</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 87,130</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 87,130</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 87,130</p> <p>Land Value 4,000</p> <p>Cost Approach Value 91,130 18.23/SqFt</p>	<p>Image ID 28537</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description REPAIR SHOP</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 4,000</p> <p>Total Appraised Value 91,130 18.23/SqFt</p>	



Harper

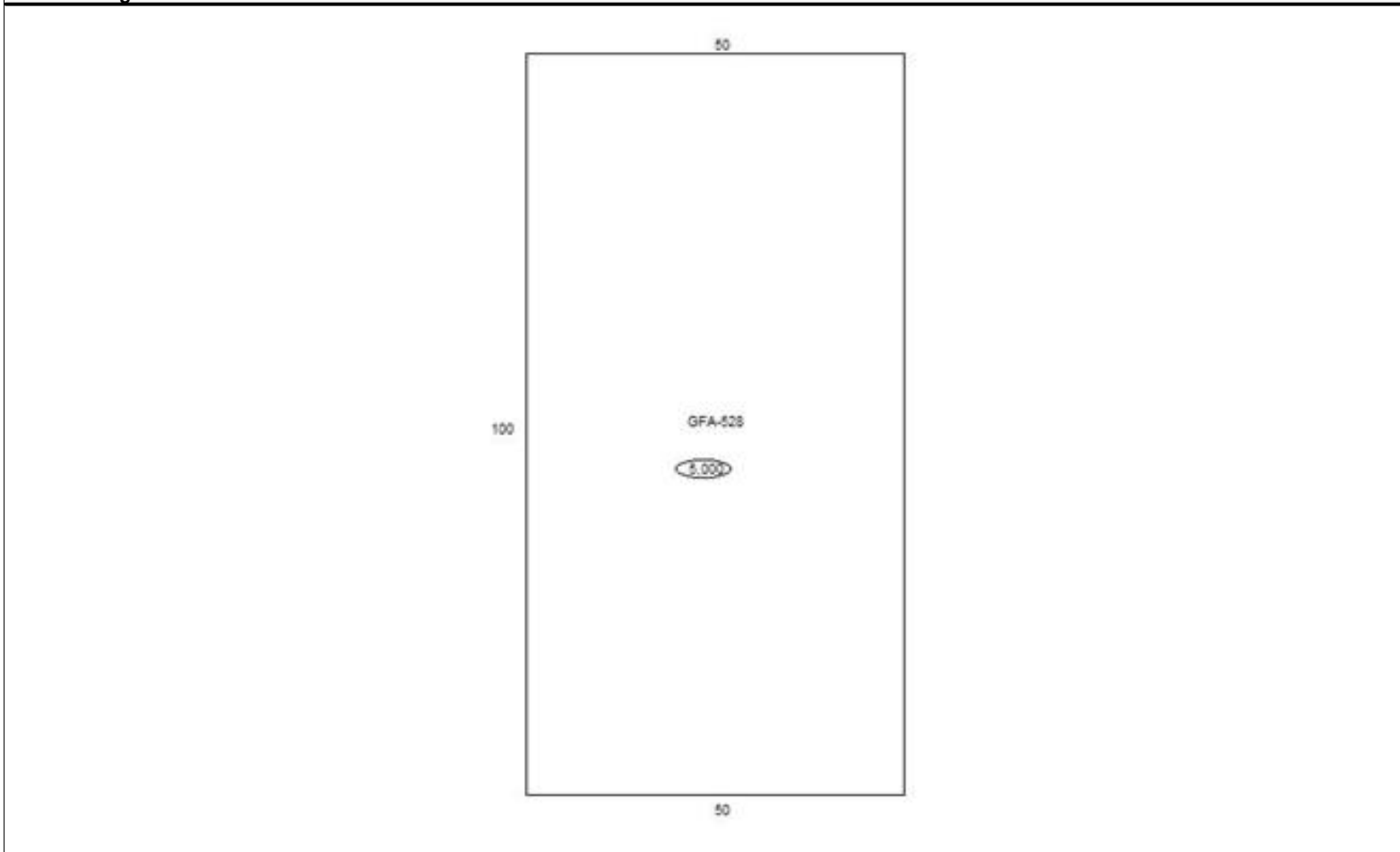
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Sketch Image

300005259



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		20	GFA-528	5,000	1.000	5,000
<b>Total Building Area</b>						<b>5,000</b>		<b>5,000</b>



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Account 300005259  
Parcel ID 1070-00-150-026-0-001-00  
Cadastral ID 1070-150-026-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name SHUMAN, MARVIN RAY, TRUST

### Building Data

Building ID 82  
Building Sequence 1  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,000  
Average Perimeter 300  
Number Of Storys 1.00  
Average Wall Ht 16.00  
Year Built 1966  
Effective Age 72  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 2 - Fair  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 11 - Radiant Space Heaters  
Roof Type Flat  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 50.64  
Wall Cost 29.72  
HVAC Cost 6.77  
Basement Cost 0.00  
Total Base Cost 87.13  
Total Area 5,000  
Base RCN 435,650  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 435,650  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (348,520)  
Total RCNLD 87,130  
Lump Sums  
Total Building Value 87,130 \$ 17.43 Per SqFt