



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 300005583 <b>Parcel ID</b> 1070-00-246-020-0-001-00 <b>Cadastral ID</b> 1070-246-020-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14826 SHUMAN, TERRY  920 N 177 RD ROSSTON OK 73855-0000  <b>Parcel Location</b> <b>Situs</b> 00602 NW SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0020 / 0246 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-246-020-0-001-00 02/24/25</p>																								
HOUSE / WOOD DECK 2/24/2025																													
Legal Description					Building Permits																								
MILLERS ADD. BLOCK 246 LOTS 20-22-24					<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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Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
707/377	HARRINGTON, LELA	12/06/2014	31,000	04																									
Parcel Valuation																													
Source REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																					
Remove Cap		Land Value	2,644	2,644	12%	317	Assessed	4,229	332.99																				
Year Frozen		Improvements	34,113	32,595		3,912	Penalty	0																					
Uncapped Value 0		Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID 0		Total Value	36,757	35,239		4,229	Total Taxable	4,229	333.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300005583	SHUMAN, TERRY	201	36,757	0	4,027	317.00																						
2024	2024-300005583	SHUMAN, TERRY	201	40,545	0	3,835	312.00																						
2023	2023-300005583	SHUMAN, TERRY	201	36,951	0	3,653	302.00																						
2022	2022-300005583	SHUMAN, TERRY	201	32,061	0	3,479	286.00																						
2021	2021-300005583	SHUMAN, TERRY	201	29,208	0	3,313	274.00																						
2020	2020-300005583	SHUMAN, TERRY	201	29,208	0	3,155	260.00																						
2019	2019-0005583	SHUMAN, TERRY	201	29,208		3,005	249.00																						
2018	2018-0005583	SHUMAN, TERRY	201	29,208		2,862	237.00																						
2017	2017-0005583	SHUMAN, TERRY	201	29,224		2,726	227.00																						
2016	2016-0005583	SHUMAN, TERRY	201	29,224		2,597	221.00																						
2015	2015-0005583	SHUMAN, TERRY	201	29,325		1,473	117.00																						
2014	2014-0005583	HARRINGTON, LELA	201	29,325		1,401	112.00																						
2013	2013-0005583	HARRINGTON, LELA	201	28,332		1,330	106.00																						



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	812 / 812
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	812 Total, 812 Partition
Garage Type	264 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 78

HOUSE / WOOD DECK	2/24/2025
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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	97.38	Total Misc Impr	+ 7,673
Roofing Adj	+ 4.72	Garage Cost	+ 11,406
Subfloor Adj	+ 0.00	Total RCN	= 141,675
Heat/Cool Adj	+ 1.73	Depreciation ( 76%)	- 107,673
Plumbing Adj	+ 7.85	Lump Sums	+ 0
Basement Adj	+ 39.31	RCNLD	= 34,002
Adj Base Cost	= 150.98	Lot Value	+ 2,644
Total Area	x 812	Indicated Value	= 36,646
Adjusted Cost	= 122,596	Value Per SqFt	45.13

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,002		
Lot Value	2,644		
Indicated Value	36,646	45.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	36,646	45.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	3886	9x3	1948	27	60.13		1,624
EPSW	Enclosed Porch - Solid Wall	7998	10x5	1948	50	59.96		2,998
WODO	Wood Deck - Open	13412	18x8	2010	144	21.19		3,051



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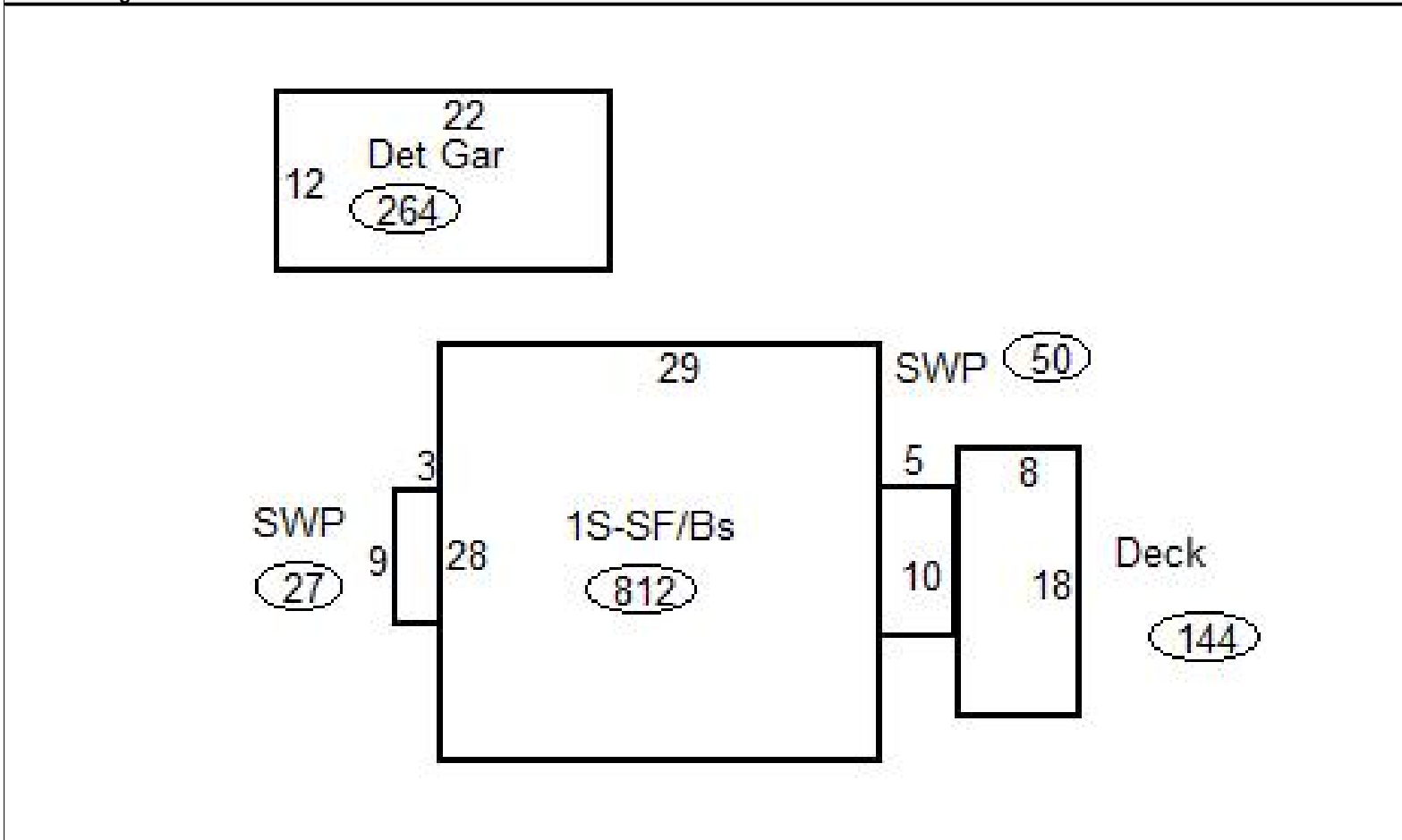
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	27	1.000	27
2	G	2		20	Det Gar	264	1.000	264
3	R	1	Basement	20	1S-SF/Bs	812	1.000	812
4	M	EPSW		20	SWP	50	1.000	50
5	M	WODO		20	Deck	144	1.000	144
<b>Total Building Area</b>						812		812



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value / Dog House?	8x8x5			64
	Qual 2	Cond 1	Year 1980	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x 64)						