




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:29
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Assessment Data					Primary Image																																																																																																																				
Account 300005722 Parcel ID 1091-00-002-003-0-001-00 Cadastral ID 1091-002-003-00-0-001-00 Property Type REAL - Real Property Property Class UR 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 00116 WALNUT DR Subdivision NORTHERN HILLS 2ND ADDN. Lot/Block 0003 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100200 - NORTHERN ADDS School District 4-BUFFAL - 4-BUFFALO					 <p>1091-00-002-003-0-001-00 02/26/24</p>																																																																																																																				
Legal Description Lat/Long: 36.84085651 -99.62629844 NORTHERN HILLS 2ND BLOCK 2 LOTS 3 & W 40' OF LOT 2 BOOK 613 PAGE 504										HOUSE 3/4/2024																																																																																																															
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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	120 x 135	
Lot Count		
Units Buildable	5670	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	16,200.00 x .35 = 5,670	
Factor Value		
Adjustments		
Lot Value	5,670	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,613 / 1,613
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 59

HOUSE	3/4/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	89.39	Total Misc Impr	+ 3,383
Roofing Adj	+ 3.90	Garage Cost	+ 13,658
Subfloor Adj	+ 0.00	Total RCN	= 194,681
Heat/Cool Adj	+ 10.77	Depreciation (61%)	- 118,755
Plumbing Adj	+ 6.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 75,926
Adj Base Cost	= 110.13	Lot Value	+ 5,670
Total Area	x 1,613	Indicated Value	= 81,596
Adjusted Cost	= 177,640	Value Per SqFt	50.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,926		
Lot Value	5,670		
Indicated Value	81,596	50.59	Per SqFt
Agland Value			
Site Improvements	2,321		
Total Value	83,917	52.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4280	6x4	1970	24	9.78		235
PATC	Patio - Covered	4282	20x10	1975	200	15.74		3,148



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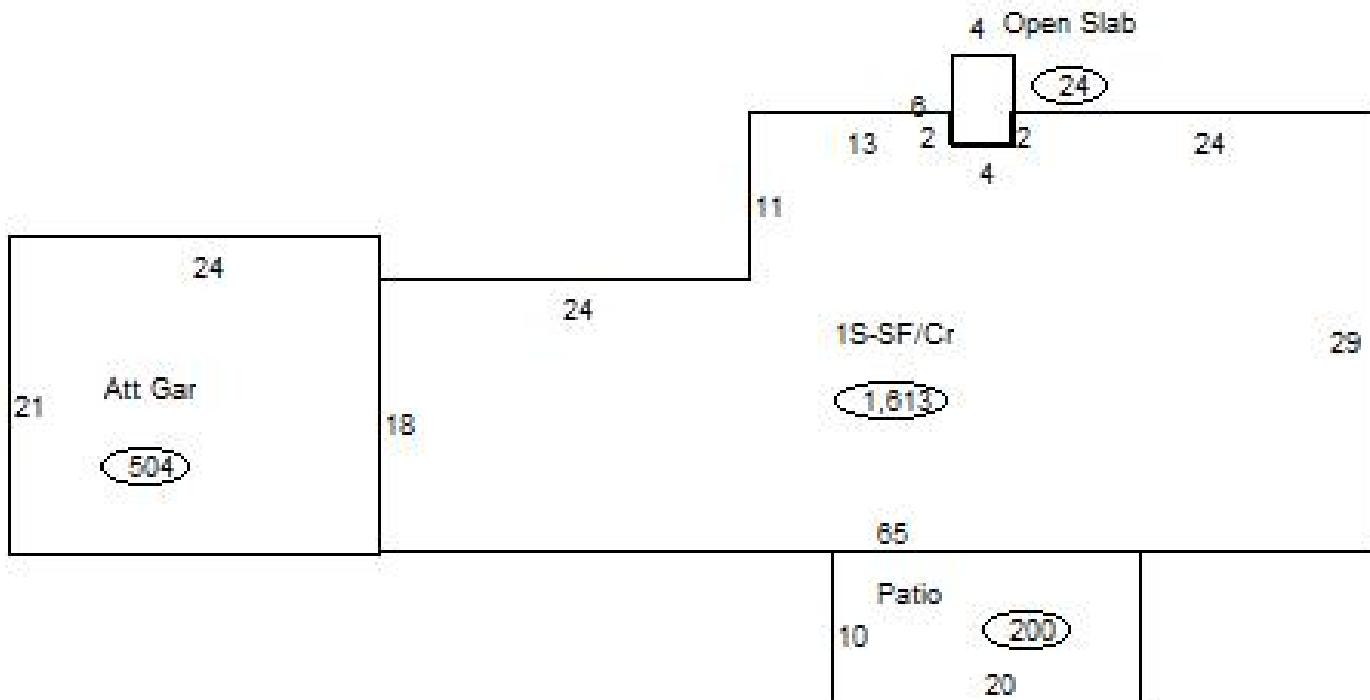
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Sketch Image

300005722



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	24	1.000	24
2	G	1		20	Att Gar	504	1.000	504
3	M	PATC		20	Patio	200	1.000	200
4	R	1	Crawl	20	1S-SF/Cr	1,613	1.000	1,613
Total Building Area						1,613		1,613



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x12x6	Dirt	Composition Shingle	144
	Qual	4	Cond 3	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (19.69 x 144)		2,835	2,835	1,191	1,644
	PACN	Paving - Concrete Pad in back yard	24x12x0	Concrete		288
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.36 x 288)		1,256	1,256	1,005	251
	PACN	Paving - Concrete Drive	32x16x0	Concrete		512
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 512)		2,130	2,130	1,704	426