



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:30
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Assessment Data					Primary Image									
Account	300003665				No Image On File									
Parcel ID	0000-07-28N-25W-3-001-00													
Cadastral ID	0000-28N-25W-07-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	25345													
COOK, VIRGIL E. REV TRUST (1/2) & SHIRLEY D. COOK REV TRUST (1/2)														
17256 E. 8 RD GATE OK 73844-														
Parcel Location														
Situs	728N25W31													
Subdivision														
Lot/Block	/	Parcel Size	78 - Acres											
Sec/Twn/Rng	7 / 28 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.94019571 -99.98465944														
SEC.7-28-25 LOT 4; SE4SW4 BOOK 776 PAGE 343 BOOK 776 PAGE 345														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
					Bk/Pg	Grantor	Date	Price	Code					
					776/343	COOK, VIRGIL E. &	05/04/2023		04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	3,744	3,744	12%	449	Assessed	449	30.17					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	3,744	3,744		449	Total Taxable	449	30.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003665	COOK, VIRGIL E. REV TRUST (1/2)	101	3,744	0	449	30.00							
2024	2024-300003665	COOK, VIRGIL E. REV TRUST (1/2)	101	3,744	0	449	30.00							
2023	2023-300003665	COOK, VIRGIL E. REV TRUST (1/2)	101	3,744	0	449	30.00							
2022	2022-300003665	COOK, VIRGIL &	101	3,744	0	449	30.00							
2021	2021-300003665	COOK, VIRGIL &	101	3,744	0	449	31.00							
2020	2020-300003665	COOK, VIRGIL &	101	3,744	0	449	30.00							
2019	2019-0003665	COOK, VIRGIL &	101	3,744		449	27.00							
2018	2018-0003665	COOK, VIRGIL &	101	3,744		449	27.00							
2017	2017-0003665	COOK, VIRGIL &	101	3,744		449	27.00							
2016	2016-0003665	COOK, VIRGIL &	101	3,744		449	27.00							
2015	2015-0003665	COOK, VIRGIL &	101	3,744		449	27.00							
2014	2014-0003665	COOK, VIRGIL &	101	3,744		449	27.00							
2013	2013-0003665	COOK, VIRGIL &	101	3,744		449	27.00							



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Lot Data		-		Primary Image							
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
Residential Data											
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /											
								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 :						Value Reconciliation			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 3,744 Site Improvements Total Value 3,744 0.00 Total Value Per SqFt							
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	+ 0								
Total Area	x	Indicated Value	= 0								
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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Agland Inventory

300003665

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MG	MANSKER-POTTER 5-20%	NP	15			78.000	48	48	3,744	3,744
NP Totals						78.000			3,744	3,744
Total Agland						78.000			3,744	3,744