



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:43:13
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Assessment Data					Primary Image														
Account 300003715 Parcel ID 0000-17-28N-25W-3-002-00 Cadastral ID 0000-28N-25W-17-3-002-00 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 1728N25W32 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 17 / 28 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					No Image On File														
Legal Description Lat/Long: 36.84073051 -99.63182623					Building Permits														
SEC. 17-28-25 W2SW4 BOOK 776 PAGE 343 BOOK 776 PAGE 345					<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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	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	10,625	10,625	12%	1,275	Assessed	1,275	85.67											
Year Frozen	Improvements	0	0		0	Penalty	0												
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID	Total Value	10,625	10,625		1,275	Total Taxable	1,275	86.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300003715	COOK, VIRGIL E. REV TRUST (1/2)	101	10,625	0	1,275	86.00												
2024	2024-300003715	COOK, VIRGIL E. REV TRUST (1/2)	101	10,625	0	1,275	85.00												
2023	2023-300003715	COOK, VIRGIL E. REV TRUST (1/2)	101	10,657	0	1,279	86.00												
2022	2022-300003715	COOK, VIRGIL &	101	10,827	0	1,299	88.00												
2021	2021-300003715	COOK, VIRGIL &	101	10,827	0	1,299	90.00												
2020	2020-300003715	COOK, VIRGIL &	101	10,827	0	1,299	88.00												
2019	2019-0003715	COOK, VIRGIL &	101	10,827		1,299	78.00												
2018	2018-0003715	COOK, VIRGIL &	101	10,827		1,299	78.00												
2017	2017-0003715	COOK, VIRGIL &	101	10,827		1,299	78.00												
2016	2016-0003715	COOK, VIRGIL &	101	10,827		1,299	78.00												
2015	2015-0003715	COOK, VIRGIL &	101	10,827		1,299	78.00												
2014	2014-0003715	COOK, VIRGIL &	101	10,827		1,299	78.00												
2013	2013-0003715	COOK, VIRGIL &	101	10,827		1,299	78.00												



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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		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		8,703						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	8,703 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300003715

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
ME	MANSKER LOAM 3-5%	IP	31			7.845	122	122	958	958
MG	MANSKER-POTTER 5-20%	IP	15			6.834	59	59	404	404
MG	MANSKER-POTTER 5-20%	NP	15			37.981	48	48	1,823	1,823
QC	QUINLAN-WDWARD 5-12%	IP	14			.097	55	55	5	5
TB	TIPTON SILT 1-3%	NP	52			1.792	166	166	298	298
TB	TIPTON SILT 1-3%	IP	52			25.452	205	205	5,215	5,215
IP Totals						80.000			8,703	8,703
Total Agland						80.000			8,703	8,703