



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:43:16  
 Page 1

Assessment Data					Primary Image									
Account	300003718				No Image On File									
Parcel ID	0000-18-28N-25W-1-002-00													
Cadastral ID	0000-28N-25W-18-1-002-00													
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-														
<b>Parcel Location</b>														
Situs	1828N25W12													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	18 / 28 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.84025542 -99.63258242														
SEC.18-28-25 SE4NE4 BOOK 776 PAGE 343 BOOK 776 PAGE 345														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
776/343	COOK, VIRGIL E. &	05/04/2023		04										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	3,935	3,092	12%	371	Assessed	371 24.93						
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	3,935	3,092		371	Total Taxable	371 25.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003718	COOK, VIRGIL E. REV TRUST (1/2)	101	3,935	0	360	24.00							
2024	2024-300003718	COOK, VIRGIL E. REV TRUST (1/2)	101	3,935	0	350	23.00							
2023	2023-300003718	COOK, VIRGIL E. REV TRUST (1/2)	101	3,935	0	340	23.00							
2022	2022-300003718	COOK, VIRGIL &	101	2,749	0	330	22.00							
2021	2021-300003718	COOK, VIRGIL &	101	2,749	0	330	23.00							
2020	2020-300003718	COOK, VIRGIL &	101	2,749	0	330	22.00							
2019	2019-0003718	COOK, VIRGIL &	101	2,749		330	20.00							
2018	2018-0003718	COOK, VIRGIL &	101	2,749		330	20.00							
2017	2017-0003718	COOK, VIRGIL &	101	2,749		330	20.00							
2016	2016-0003718	COOK, VIRGIL &	101	2,749		330	20.00							
2015	2015-0003718	COOK, VIRGIL &	101	2,749		330	20.00							
2014	2014-0003718	COOK, VIRGIL &	101	2,749		330	20.00							
2013	2013-0003718	COOK, VIRGIL &	101	2,749		330	20.00							



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 Time 06:43:16  
 Page 2

<b>Lot Data</b>		-		<b>Primary Image</b>							
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>							
<b>Residential Data</b>											
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 /											
								<b>GRM Approach</b>			
								GRM Code Gross Rent Indicated Value			
								<b>Multiple Regression</b>			
								MRA Code Adjusted R Indicated Value			
								<b>Direct Comparables</b>			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
<b>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 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 + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value +  Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 3,676 Site Improvements Total Value 3,676 0.00 Total Value Per SqFt									
<b>Miscellaneous Improvements</b>											
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>			



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Date 02/06/2026  
Time 06:43:16  
Page 3

### Agland Inventory

300003718

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
ME	MANSKER LOAM 3-5%	NP	31			.216	99	99	21	21
MG	MANSKER-POTTER 5-20%	CR	15			.014	76	76	1	1
MG	MANSKER-POTTER 5-20%	NP	15			25.046	48	48	1,202	1,202
TB	TIPTON SILT 1-3%	CR	52			.015	265	265	4	4
TB	TIPTON SILT 1-3%	NP	52			14.710	166	166	2,448	2,448
<b>NP Totals</b>						40.000			3,676	3,676
<b>Total Agland</b>						40.000			3,676	3,676