



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
Account	300003721				No Image On File				
Parcel ID	0000-18-28N-25W-3-001-00								
Cadastral ID	0000-28N-25W-18-3-001-00								
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-									
<b>Parcel Location</b>									
Situs	1828N25W31								
Subdivision									
Lot/Block	/	Parcel Size	115 - Acres						
Sec/Twn/Rng	18 / 28 / 25 / 3								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
<b>Legal Description</b> Lat/Long: 36.94788067 -99.95176341									
SEC.18-28-25 LOTS 3-4; W2E2SW4 BOOK 776 PAGE 343 BOOK 776 PAGE 345					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					776/343	COOK, VIRGIL E. &	05/04/2023		04
					742/745	WHEELER, BETTY	02/01/2019	64,000	
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	16,925	16,925	12%	2,031	Assessed	2,031	136.46
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	16,925	16,925		2,031	Total Taxable	2,031	136.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300003721	COOK, VIRGIL E. REV TRUST (1/2)	101	16,925	0	2,031	136.00		
2024	2024-300003721	COOK, VIRGIL E. REV TRUST (1/2)	101	16,925	0	2,031	135.00		
2023	2023-300003721	COOK, VIRGIL E. REV TRUST (1/2)	101	16,925	0	2,031	136.00		
2022	2022-300003721	COOK, VIRGIL E. &	101	17,192	0	2,063	140.00		
2021	2021-300003721	COOK, VIRGIL E. &	101	17,192	0	2,063	142.00		
2020	2020-300003721	COOK, VIRGIL E. &	101	17,192	0	2,063	140.00		
2019	2019-0003721	COOK, VIRGIL E. &	101	17,192		2,063	123.00		
2018	2018-0003721	WHEELER, BETTY A. (TRUST)	101	17,192		2,063	123.00		
2017	2017-0003721	WHEELER, BETTY A. (TRUST)	101	18,485		2,218	132.00		
2016	2016-0003721	WHEELER, BETTY A. (TRUST)	101	18,485		2,218	132.00		
2015	2015-0003721	WHEELER, BETTY A. (TRUST)	101	18,485		2,218	132.00		
2014	2014-0003721	WHEELER, BETTY A. (TRUST)	101	18,485		2,218	132.00		
2013	2013-0003721	WHEELER, BETTY A. (TRUST)	101	18,485		2,218	132.00		



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<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				<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>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 16,925 Site Improvements Total Value 16,925 0.00 Total Value Per SqFt				
<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>Cost Approach</b>		<b>Manual :</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
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					
<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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### Agland Inventory

300003721

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MD	MANSKER LOAM 1-3%	CR	39			35.211	199	199	6,990	6,990
MD	MANSKER LOAM 1-3%	NP	39			2.100	125	125	262	262
ME	MANSKER LOAM 3-5%	NP	31			4.081	99	99	405	405
ME	MANSKER LOAM 3-5%	CR	31			22.594	158	158	3,565	3,565
MF	MANSKER-POTTER3-5%	NP	25			3.244	80	80	260	260
MF	MANSKER-POTTER3-5%	CR	25			27.704	127	127	3,525	3,525
MG	MANSKER-POTTER 5-20%	CR	15			.880	76	76	67	67
MG	MANSKER-POTTER 5-20%	NP	15			7.157	48	48	344	344
PD	PRATT LOAMY HUMMOCKY	CR	31			5.352	158	158	845	845
PD	PRATT LOAMY HUMMOCKY	NP	31			6.676	99	99	662	662
<b>NP Totals</b>						115.000			16,925	16,925
<b>Total Agland</b>						115.000			16,925	16,925