



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 06:43:19  
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Assessment Data					Primary Image									
Account	300003722				No Image On File									
Parcel ID	0000-18-28N-25W-4-001-00													
Cadastral ID	0000-28N-25W-18-4-001-00													
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	1828N25W41													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	18 / 28 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.88852876 -99.99444339														
SEC.18-28-25 SE4 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	19,747	19,747	12%	2,370	Assessed	2,370 159.24						
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	19,747	19,747	2,370	Total Taxable	2,370	159.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003722	COOK, VIRGIL E. REV TRUST (1/2)	101	19,747	0	2,370	159.00							
2024	2024-300003722	COOK, VIRGIL E. REV TRUST (1/2)	101	19,747	0	2,370	158.00							
2023	2023-300003722	COOK, VIRGIL E. REV TRUST (1/2)	101	19,747	0	2,370	159.00							
2022	2022-300003722	COOK, VIRGIL &	101	27,314	0	3,278	222.00							
2021	2021-300003722	COOK, VIRGIL &	101	27,314	0	3,278	226.00							
2020	2020-300003722	COOK, VIRGIL &	101	27,314	0	3,278	222.00							
2019	2019-0003722	COOK, VIRGIL &	101	27,314		3,278	196.00							
2018	2018-0003722	COOK, VIRGIL &	101	27,314		3,278	196.00							
2017	2017-0003722	COOK, VIRGIL &	101	27,314		3,278	196.00							
2016	2016-0003722	COOK, VIRGIL &	101	27,314		3,278	196.00							
2015	2015-0003722	COOK, VIRGIL &	101	27,314		3,278	196.00							
2014	2014-0003722	COOK, VIRGIL &	101	27,314		3,278	196.00							
2013	2013-0003722	COOK, VIRGIL &	101	27,314		3,278	196.00							



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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		<b>GRM Approach</b>						
Adjustments		GRM Code						
Lot Value		Gross Rent						
<b>Residential Data</b>		Indicated Value						
Type		<b>Multiple Regression</b>						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		<b>Direct Comparables</b>						
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	/	<b>Value Reconciliation</b>						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
<b>Cost Approach</b>		Agland Value						
Manual :		21,791						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	21,791 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							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300003722

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
ME	MANSKER LOAM 3-5%	CR	31			.122	158	158	19	19
ME	MANSKER LOAM 3-5%	IP	31			29.634	122	122	3,620	3,620
MG	MANSKER-POTTER 5-20%	CR	15			.088	76	76	7	7
MG	MANSKER-POTTER 5-20%	IP	15			55.391	59	59	3,274	3,274
TB	TIPTON SILT 1-3%	IP	52			63.421	205	205	12,994	12,994
TC	TIPTON SILT 3-5%	IP	42			11.344	165	165	1,877	1,877
<b>IP Totals</b>						160.000			21,791	21,791
<b>Total Agland</b>						160.000			21,791	21,791