




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 300003853 Parcel ID 0000-24-28N-26W-1-001-00 Cadastral ID 0000-28N-26W-24-1-001-00 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 17256 E 8 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 24 / 28 / 26 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 6/17/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.98114383 -99.97755719 SEC.24-28-26 NE4 BOOK 776 PAGE 343 BOOK 776 PAGE 345																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		<p>0000-24-28N-26W-1-001-00 06/16/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,176 / 2,352
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 90

FRONT OF HOUSE	6/17/2025
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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 :	
Base Cost	68.39	Total Misc Impr	+ 9,519
Roofing Adj	+ 2.15	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 210,568
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 168,454
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,114
Adj Base Cost	= 85.48	Lot Value	+ 5,000
Total Area	x 2,352	Indicated Value	= 47,114
Adjusted Cost	= 201,049	Value Per SqFt	20.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,114		
Lot Value	5,000		
Indicated Value	47,114	20.03	Per SqFt
Agland Value	35,553		
Site Improvements	62,640		
Total Value	145,307	61.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	1831	25x8		200	22.41		4,482
PATC	Patio - Covered	1832	28x14		392	12.85		5,037



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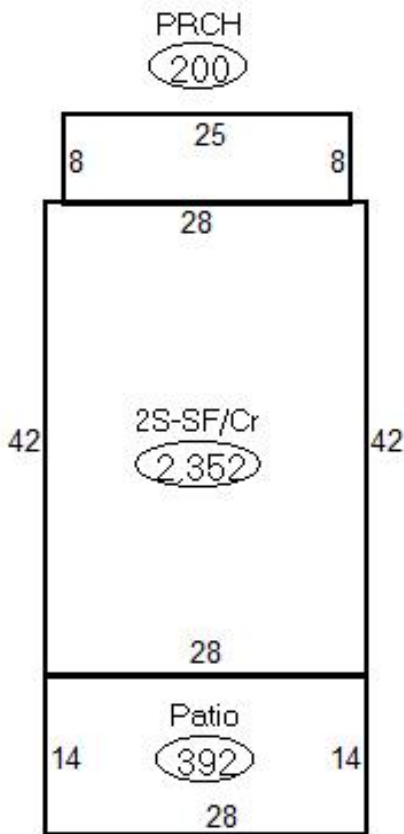
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Sketch Image

300003853



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	200	1.000	200
2	R	2	Crawl	20	2S-SF/Cr	1,176	2.000	2,352
3	M	PATC		20	Patio	392	1.000	392
Total Building Area						1,176		2,352



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete DRIVE UTIL BY PENS	12x15x0			180
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (5.92 x 180)	1,066		1,066	53	1,013
	GBST	Grain Bin - Storage 1000	0x0x0			1,000
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,000)	1,620		1,620	599	1,021
	BFT1	Bulk Feed Tank - Single / 30 Ton	0x0x0			30
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 30)	7,087		7,087	3,047	4,040
	SHDS	Yard Shed - Wood	12x12x10		Composition Shingle	144
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (22.00 x 144)	3,168		3,168	1,552	1,616
	UTIL	Utility Building	40x20x16	Concrete	Formed Metal	800
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (28.68 x 800)	22,944		22,944	14,914	8,030
	SHDS	Yard Shed - Metal	25x20x10		Formed Metal	500
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (17.71 x 500)	8,855		8,855	6,641	2,214
	LOAF	Loafing Shed	20x15x10		Formed Metal	300
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 300)	1,818		1,818	1,454	364



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	50x10x10		Formed Metal	500	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (6.06 x 500)		3,030		3,030	2,424	606
	PACN	Paving - Concrete DRIVE EQUIP	24x10x0			240	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.06 x 240)		1,214		1,214	971	243
	PACN	Paving - Concrete DRIVE EQUIP	24x10x0			240	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.06 x 240)		1,214		1,214	971	243
	UTIL	Utility Building	100x55x16	Concrete	Formed Metal	5,500	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
	Base Cost (20.86 x 5,500)		114,730		114,730	79,164	35,566
	UTIL	Utility Building	48x30x16		Formed Metal	1,440	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (26.68 x 1,440)		38,419		38,419	30,735	7,684



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DB	DALHART 3-5%	NP	42			.698	134	134	94	94
DB	DALHART 3-5%	CR	42			3.120	214	214	667	667
MB	MANSIC CLAY 1-3%	CR	45			42.597	229	229	9,757	9,757
MD	MANSKER LOAM 1-3%	CR	39			19.024	199	199	3,776	3,776
MG	MANSKER-POTTER 5-20%	CR	15			5.577	76	76	426	426
RC	RICHFIELD COMPLEX	NP	49			12.003	157	157	1,882	1,882
RC	RICHFIELD COMPLEX	CR	49			75.982	249	249	18,951	18,951
CR Totals						159.000			35,553	35,553
Total Agland						159.000			35,553	35,553