



# 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	300006277													
Parcel ID	2001-00-079-006-0-001-00													
Cadastral ID	2001-079-006-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25572													
COOK, BRENT C.														
1620 SW 122ND SUITE 200 OKLAHOMA CITY OK 73170-														
Parcel Location														
Situs	50901 NW FOURTH ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0006 / 0079	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71052114 -99.90394048														
LAVARNE ORIG BLOCK 79 LOTS S2 OF 6-7 BOOK 782 PAGE 404 WD														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption										
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Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
782/404	BREON, KAYE E.	05/27/2024	12,000	07										
780/297	BREON, TONY N. &	02/22/2024	0	04										
616/439	PLAIN, A.R. & ETUX	04/07/2006	20,000	MU										
568/288	NIXON, GLEN, ETUX	11/07/2001	8,000	MU										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2025	Land Value	1,400	1,400	12%	168	Assessed	3,856 259.08						
Year Frozen		Improvements	30,733	30,733		3,688	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	32,133	32,133		3,856	Total Taxable	3,856 259.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006277	COOK, BRENT C.	202	32,133	0	3,856	259.00							
2024	2024-300006277	COOK, BRENT C.	202	33,179	0	2,340	156.00							
2023	2023-300006277	BREON, TONY N. &	202	26,949	0	2,229	150.00							
2022	2022-300006277	BREON, TONY N. &	202	18,341	0	2,123	144.00							
2021	2021-300006277	BREON, TONY N. AND	202	18,486	0	2,022	140.00							
2020	2020-300006277	BREON, TONY N. AND	202	18,486	0	1,926	130.00							
2019	2019-0006277	BREON, TONY N. AND	202	18,486		1,834	109.00							
2018	2018-0006277	BREON, TONY N. AND	202	19,997		1,747	104.00							
2017	2017-0006277	BREON, TONY N. AND	202	19,175		1,664	99.00							
2016	2016-0006277	BREON, TONY N. AND	202	19,175		1,584	95.00							
2015	2015-0006277	BREON, TONY N. AND	202	18,917		1,509	90.00							
2014	2014-0006277	BREON, TONY N. AND	202	20,275		1,437	86.00							
2013	2013-0006277	BREON, TONY N. AND	202	24,567		1,369	82.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 70	
Lot Count		
Units Buildable	1400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	3,500.00 x .40 = 1,400	
Factor Value		
Adjustments		
Lot Value	1,400	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	640 / 640
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	640
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 69

HOUSE	4/24/2025
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	24,200		
Lot Value	1,400		
Indicated Value	25,600	40.00	Per SqFt
Agland Value			
Site Improvements	6,670		
Total Value	32,270	50.42	Total Value Per SqFt

Cost Approach				Manual :	
Base Cost	106.41	Total Misc Impr	+	822	
Roofing Adj	+ 4.96	Garage Cost	+		
Subfloor Adj	+ -2.36	Total RCN	=	78,064	
Heat/Cool Adj	+ 1.73	Depreciation ( 69%)	-	53,864	
Plumbing Adj	+ 9.96	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	24,200	
Adj Base Cost	= 120.69	Lot Value	+	1,400	
Total Area	x 640	Indicated Value	=	25,600	
Adjusted Cost	= 77,242	Value Per SqFt		40.00	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	8077	6x6	1940	36	22.84		822



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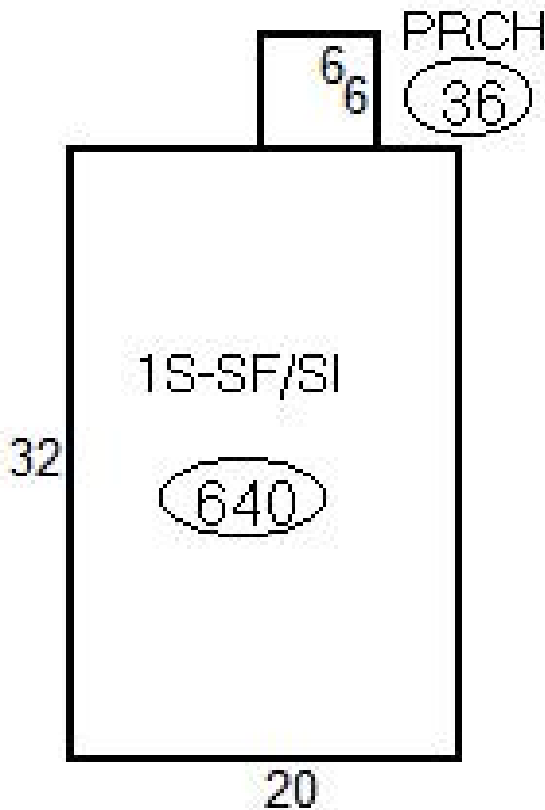
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	640	1.000	640
2	M	PRCH		20	PRCH	36	1.000	36
<b>Total Building Area</b>						640		640



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	RSPC	Raised Slab Porch - Covered	8x6x0	Concrete		48
	Qual 3	Cond 3	Year 1945	Eff Age 81		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (40.31 x 48)		1,935		1,935	1,548
	MGWH	Worker Housing (Bunk House)	20x18x8	Base	Formed Metal	360
	Qual 4	Cond 4	Year 1940	Eff Age 69		
	Warm & Cooled Air		Total Area	360		2,163
	Interior Finish (Residential)		Finished Area	360	Fixture Count	10,369
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (52.46 x 360)		18,886	12,532	31,418	25,135	6,283