



Harper

Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:55
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006278 Parcel ID 2001-00-079-006-0-002-00 Cadastral ID 2001-079-006-00-0-002-00 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 00509 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: 36.70996192 -99.89945026					HOUSE 4/24/2025																																																																																																																				
Legal Description Laverne Orig Block 79 Lots N2 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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>782/404</td> <td>BREON, KAYE E.</td> <td>05/27/2024</td> <td>12,000</td> <td>07</td> </tr> <tr> <td>780/297</td> <td>BREON, TONY N. &</td> <td>02/22/2024</td> <td>0</td> <td>04</td> </tr> <tr> <td>616/439</td> <td>PLAIN, A.R. AND ETUX</td> <td>04/07/2006</td> <td>20,000</td> <td>MU</td> </tr> <tr> <td>568/288</td> <td>NIXON, GLEN, ETUX</td> <td>11/07/2001</td> <td>8,000</td> <td>MU</td> </tr> </tbody> </table>					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. AND ETUX	04/07/2006	20,000	MU	568/288	NIXON, GLEN, ETUX	11/07/2001	8,000	MU																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
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. AND ETUX	04/07/2006	20,000	MU																																																																																																																					
568/288	NIXON, GLEN, ETUX	11/07/2001	8,000	MU																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value 1,400</td> <td>1,400</td> <td>12%</td> <td>168</td> <td>Assessed</td> <td>3,343</td> <td>224.62</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 26,459</td> <td>26,459</td> <td> </td> <td>3,175</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 27,859</td> <td>27,859</td> <td> </td> <td>3,343</td> <td>Total Taxable</td> <td>3,343</td> <td>225.00</td> </tr> </tbody> </table>										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	3,343	224.62	Year Frozen		Improvements 26,459	26,459		3,175	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 27,859	27,859		3,343	Total Taxable	3,343	225.00																																																																			
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	3,343	224.62																																																																																																																	
Year Frozen		Improvements 26,459	26,459		3,175	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 27,859	27,859		3,343	Total Taxable	3,343	225.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300006278</td> <td>COOK, BRENT C.</td> <td>202</td> <td>27,859</td> <td>0</td> <td>3,343</td> <td>225.00</td> </tr> <tr> <td>2024</td> <td>2024-300006278</td> <td>COOK, BRENT C.</td> <td>202</td> <td>29,947</td> <td>0</td> <td>2,898</td> <td>193.00</td> </tr> <tr> <td>2023</td> <td>2023-300006278</td> <td>BREON, TONY N. &</td> <td>202</td> <td>27,104</td> <td>0</td> <td>2,760</td> <td>185.00</td> </tr> <tr> <td>2022</td> <td>2022-300006278</td> <td>BREON, TONY N. &</td> <td>202</td> <td>23,594</td> <td>0</td> <td>2,628</td> <td>178.00</td> </tr> <tr> <td>2021</td> <td>2021-300006278</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>21,384</td> <td>0</td> <td>2,504</td> <td>173.00</td> </tr> <tr> <td>2020</td> <td>2020-300006278</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>21,384</td> <td>0</td> <td>2,384</td> <td>161.00</td> </tr> <tr> <td>2019</td> <td>2019-0006278</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>21,384</td> <td> </td> <td>2,271</td> <td>136.00</td> </tr> <tr> <td>2018</td> <td>2018-0006278</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>23,122</td> <td> </td> <td>2,162</td> <td>129.00</td> </tr> <tr> <td>2017</td> <td>2017-0006278</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>22,160</td> <td> </td> <td>2,059</td> <td>123.00</td> </tr> <tr> <td>2016</td> <td>2016-0006278</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>22,160</td> <td> </td> <td>1,961</td> <td>117.00</td> </tr> <tr> <td>2015</td> <td>2015-0006278</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>21,863</td> <td> </td> <td>1,869</td> <td>112.00</td> </tr> <tr> <td>2014</td> <td>2014-0006278</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>23,454</td> <td> </td> <td>1,780</td> <td>106.00</td> </tr> <tr> <td>2013</td> <td>2013-0006278</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>42,849</td> <td> </td> <td>1,695</td> <td>101.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006278	COOK, BRENT C.	202	27,859	0	3,343	225.00	2024	2024-300006278	COOK, BRENT C.	202	29,947	0	2,898	193.00	2023	2023-300006278	BREON, TONY N. &	202	27,104	0	2,760	185.00	2022	2022-300006278	BREON, TONY N. &	202	23,594	0	2,628	178.00	2021	2021-300006278	BREON, TONY N. AND	202	21,384	0	2,504	173.00	2020	2020-300006278	BREON, TONY N. AND	202	21,384	0	2,384	161.00	2019	2019-0006278	BREON, TONY N. AND	202	21,384		2,271	136.00	2018	2018-0006278	BREON, TONY N. AND	202	23,122		2,162	129.00	2017	2017-0006278	BREON, TONY N. AND	202	22,160		2,059	123.00	2016	2016-0006278	BREON, TONY N. AND	202	22,160		1,961	117.00	2015	2015-0006278	BREON, TONY N. AND	202	21,863		1,869	112.00	2014	2014-0006278	BREON, TONY N. AND	202	23,454		1,780	106.00	2013	2013-0006278	BREON, TONY N. AND	202	42,849		1,695	101.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300006278	COOK, BRENT C.	202	27,859	0	3,343	225.00																																																																																																																		
2024	2024-300006278	COOK, BRENT C.	202	29,947	0	2,898	193.00																																																																																																																		
2023	2023-300006278	BREON, TONY N. &	202	27,104	0	2,760	185.00																																																																																																																		
2022	2022-300006278	BREON, TONY N. &	202	23,594	0	2,628	178.00																																																																																																																		
2021	2021-300006278	BREON, TONY N. AND	202	21,384	0	2,504	173.00																																																																																																																		
2020	2020-300006278	BREON, TONY N. AND	202	21,384	0	2,384	161.00																																																																																																																		
2019	2019-0006278	BREON, TONY N. AND	202	21,384		2,271	136.00																																																																																																																		
2018	2018-0006278	BREON, TONY N. AND	202	23,122		2,162	129.00																																																																																																																		
2017	2017-0006278	BREON, TONY N. AND	202	22,160		2,059	123.00																																																																																																																		
2016	2016-0006278	BREON, TONY N. AND	202	22,160		1,961	117.00																																																																																																																		
2015	2015-0006278	BREON, TONY N. AND	202	21,863		1,869	112.00																																																																																																																		
2014	2014-0006278	BREON, TONY N. AND	202	23,454		1,780	106.00																																																																																																																		
2013	2013-0006278	BREON, TONY N. AND	202	42,849		1,695	101.00																																																																																																																		



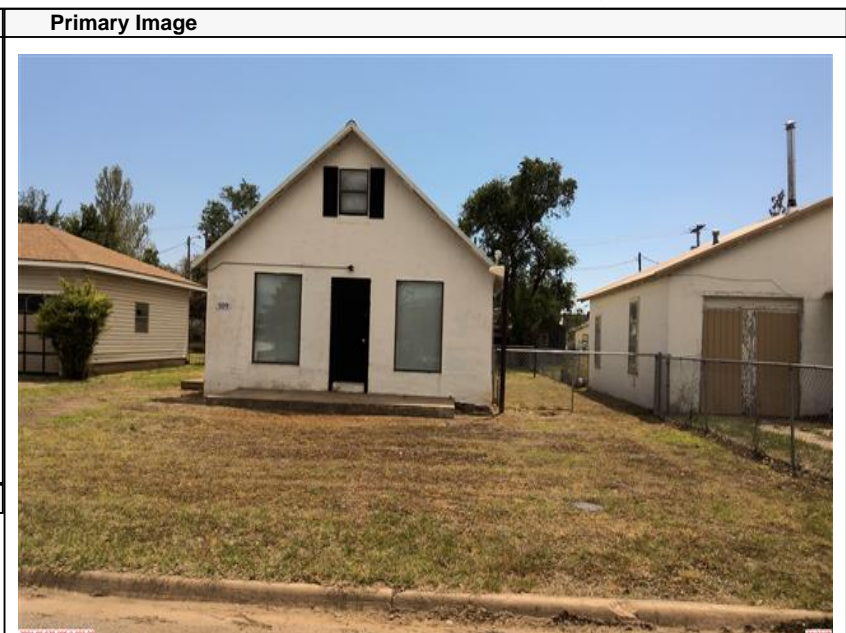
Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:55
 Page 2

Lot Data		Square-Foot - LAVERNE ORIGMULTI
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	



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,026 / 1,539
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1936 / 90

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adusted 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	27,717		
Lot Value	1,400		
Indicated Value	29,117	18.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	29,117	18.92	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	77.25	Total Misc Impr	+ 5,384
Roofing Adj	+ 3.43	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 138,584
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 110,867
Plumbing Adj	+ 4.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,717
Adj Base Cost	= 86.55	Lot Value	+ 1,400
Total Area	x 1,539	Indicated Value	= 29,117
Adjusted Cost	= 133,200	Value Per SqFt	18.92

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5869	17x7	1945	119	22.62		2,692
PRCH	Porch	13501	17x7	1945	119	22.62		2,692



Harper

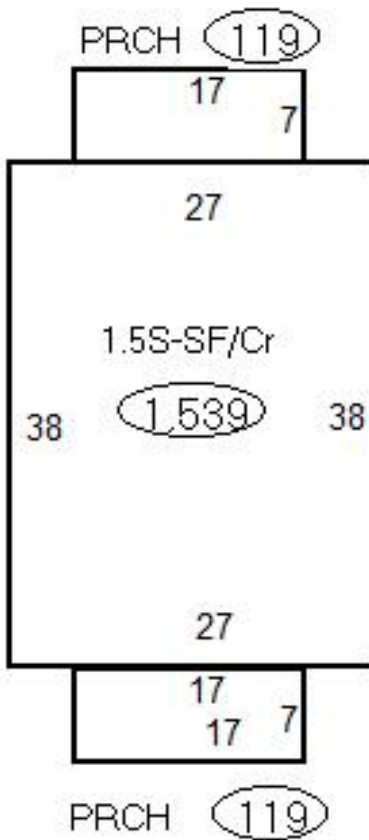
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:19:55
Page 3

Sketch Image

300006278



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	1,026	1.500	1,539
2	M	PRCH		20	PRCH	119	1.000	119
3	M	PRCH		20	PRCH	119	1.000	119
Total Building Area						1,026		1,539