



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300006486 <b>Parcel ID</b> 2140-00-001-002-0-001-00 <b>Cadastral ID</b> 2140-001-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15441 COOK, MARCUS & NICHOLE COOK  5803 W 7TH ST STILLWATER OK 74074-0000  <b>Parcel Location</b> <b>Situs</b> 00706 W JANE JAYROE BLVD <b>Subdivision</b> SHUMAN'S 1ST ADDN <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200200 - SHUMANS\PARKWEID <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2140-00-001-002-0-001-00 04/29/25</p>														
<b>HOUSE</b> 4/30/2025																			
<b>Legal Description</b> Lat/Long: 36.71061310 -99.89349852					<b>Building Permits</b>														
SHUMANS ADD. BLOCK 1 LOT 2					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					560/585	WOFFORD, ELMEN ETAL	11/28/2000	30,000	Q										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>										
<b>Remove Cap</b>		<b>Land Value</b>	4,239	4,239	12%	509	<b>Assessed</b>	5,814	390.64										
<b>Year Frozen</b>		<b>Improvements</b>	44,212	44,212		5,305	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	48,451	48,451		5,814	<b>Total Taxable</b>	5,814	391.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300006486	COOK, MARCUS &			202	48,451	0	5,814	391.00										
2024	2024-300006486	COOK, MARCUS &			202	52,648	0	5,635	375.00										
2023	2023-300006486	COOK, MARCUS &			202	49,357	0	5,367	360.00										
2022	2022-300006486	COOK, MARCUS &			202	42,596	0	5,112	346.00										
2021	2021-300006486	COOK, MARCUS &			202	41,803	0	5,017	346.00										
2020	2020-300006486	COOK, MARCUS &			202	41,803	0	5,017	340.00										
2019	2019-0006486	COOK, MARCUS &			202	41,803		5,017	299.00										
2018	2018-0006486	COOK, MARCUS &			202	41,803		5,017	299.00										
2017	2017-0006486	COOK, MARCUS &			202	39,892		4,788	286.00										
2016	2016-0006486	COOK, MARCUS &			202	39,892		4,788	286.00										
2015	2015-0006486	COOK, MARCUS &			202	40,878		4,799	286.00										
2014	2014-0006486	COOK, MARCUS &			202	40,878		4,570	273.00										
2013	2013-0006486	COOK, MARCUS &			202	38,273		4,353	260.00										



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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	60 x 157	
Lot Count		
Units Buildable	4239	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,420.00 x .45 = 4,239	
Factor Value		
Adjustments		
Lot Value	4,239	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,154 / 1,154
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 68

HOUSE	4/30/2025
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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	42,245		
Lot Value	4,239		
Indicated Value	46,484	40.28	Per SqFt
Agland Value			
Site Improvements	2,061		
Total Value	48,545	42.07	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	89.74	Total Misc Impr	+ 3,609
Roofing Adj	+ 5.24	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 132,015
Heat/Cool Adj	+ 10.77	Depreciation ( 68%)	- 89,770
Plumbing Adj	+ 5.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,245
Adj Base Cost	= 111.27	Lot Value	+ 4,239
Total Area	x 1,154	Indicated Value	= 46,484
Adjusted Cost	= 128,406	Value Per SqFt	40.28

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6371	14x3	2000	42	40.34		1,694
WODO	WOOD DECK	6372	20x4	2020	80	23.94		1,915



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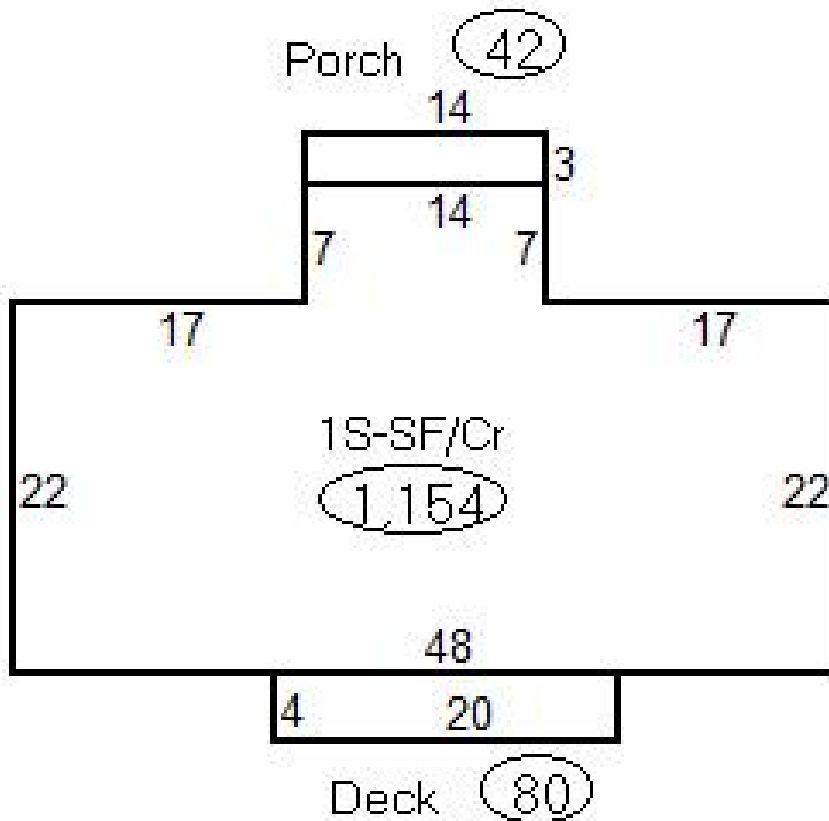
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	42	1.000	42
2	M	WODO		20	Deck	80	1.000	80
3	R	1	Crawl	20	1S-SF/Cr	1,154	1.000	1,154
<b>Total Building Area</b>						<b>1,154</b>		<b>1,154</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x18x10	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.19 x 360)		3,308	3,308	2,283	1,025
	SHDS	Shed - Small	14x10x8	Base	Composition Shingle	140
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.43 x 140)		3,000	3,000	2,340	660
	PACN	Paving - Concrete Drive	40x10x0	Concrete		400
	Qual	3.5	Cond 3.5	Year 1970	Eff Age 51	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.70 x 400)		1,880	1,880	1,504	376
	BNV	Building No Value Lean To	0x0x0			
	Qual	2	Cond 2	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (0.00 x )					