




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 | 300006641 | | | |  <p>2150-00-006-005-0-001-00 4/25/2022 ACCT. #6641</p> | | | | | | | | | | | | | | |
| Parcel ID | 2150-00-006-005-0-001-00 | | | | | | | | | | | | | | | | | | |
| Cadastral ID | 2150-006-005-00-0-001-00 | | | | | | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | | | | | | |
| Property Class | UR | VI Area | 4 | | | | | | | | | | | | | | | | |
| Tax Area | 202 - 1T-LAVERNE-C | | | | | | | | | | | | | | | | | | |
| Name ID | 15560 | | | | | | | | | | | | | | | | | | |
| COOK, TODD A. & DENA R. COOK | | | | | | | | | | | | | | | | | | | |
| PO BOX 686 LAVERNE | OK 73848-0000 | | | | | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | | | | | | |
| Situs | 00903 S TEXAS | | | | | | | | | | | | | | | | | | |
| Subdivision | SOUTH PARK ADDN | | | | | | | | | | | | | | | | | | |
| Lot/Block | 0005 / 0006 | Parcel Size | 1 - Lots | | | | | | | | | | | | | | | | |
| Sec/Twn/Rng | / / / | | | | | | | | | | | | | | | | | | |
| Neighborhood | 200300 - SOUTHPARK | | | | | | | | | | | | | | | | | | |
| School District | 1-LAVERNE - 1-LAVERNE | | | | | | | | | | | | | | | | | | |
| Legal Description | Lat/Long: 36.70351211 -99.89397703 | | | | 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| SOUTH PARK ADD. BLOCK 6 LOT 5 | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | / | COOK, TODD A. & | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | | | | | | | | | | |
| Remove Cap | 2023 | Land Value | 7,500 | 7,500 | 12% | 900 | Assessed | 16,067 | 1,079.54 | | | | | | | | | | |
| Year Frozen | | Improvements | 126,390 | 126,390 | | 15,167 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -68.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 133,890 | 133,890 | | 16,067 | Total Taxable | 15,067 | 1,012.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-300006641 | COOK, TODD A. & | | | 202 | 133,890 | 1000 | 14,970 | 1,006.00 | | | | | | | | | | |
| 2024 | 2024-300006641 | COOK, TODD A. & | | | 202 | 134,228 | 1000 | 14,504 | 965.00 | | | | | | | | | | |
| 2023 | 2023-300006641 | COOK, TODD A. & | | | 202 | 125,439 | 1000 | 14,053 | 944.00 | | | | | | | | | | |
| 2022 | 2022-300006641 | COOK, TODD A. & | | | 202 | 116,672 | 1000 | 13,001 | 880.00 | | | | | | | | | | |
| 2021 | 2021-300006641 | COOK, TODD A. & | | | 202 | 116,672 | 1000 | 13,001 | 898.00 | | | | | | | | | | |
| 2020 | 2020-300006641 | COOK, TODD A. & | | | 202 | 116,672 | 1000 | 13,001 | 881.00 | | | | | | | | | | |
| 2019 | 2019-0006641 | COOK, TODD A. & | | | 202 | 105,317 | | 11,457 | 684.00 | | | | | | | | | | |
| 2018 | 2018-0006641 | COOK, TODD A. & | | | 202 | 104,589 | | 11,094 | 662.00 | | | | | | | | | | |
| 2017 | 2017-0006641 | COOK, TODD A. & | | | 202 | 102,087 | | 10,743 | 641.00 | | | | | | | | | | |
| 2016 | 2016-0006641 | COOK, TODD A. & | | | 202 | 102,190 | | 10,401 | 621.00 | | | | | | | | | | |
| 2015 | 2015-0006641 | COOK, TODD A. & | | | 202 | 109,151 | | 10,068 | 601.00 | | | | | | | | | | |
| 2014 | 2014-0006641 | COOK, TODD A. & | | | 202 | 112,804 | | 9,745 | 582.00 | | | | | | | | | | |
| 2013 | 2013-0006641 | COOK, TODD A. & | | | 202 | 92,885 | | 9,432 | 563.00 | | | | | | | | | | |



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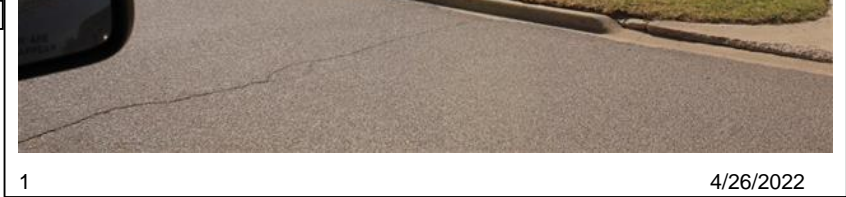
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| Lot Data | Square-Foot - SOUTHPARK ADD | Primary Image |
|-----------------|-----------------------------|---|
| Lot Size | 100 x 150 | <p>2150-00-006-005-0-001-00 4/25/2022 ACCT. #6641</p> |
| Lot Count | | |
| Units Buildable | 7500 | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | |
| Method | Square-Foot | |
| Base Lot Value | 15,000.00 x .50 = 7,500 | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | 7,500 | |

| Residential Data | |
|------------------|--------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,506 / 2,506 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 9 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 506 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 1963 / 63 |



1 4/26/2022

| 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 | 91.65 | Total Misc Impr | + 15,102 |
| Roofing Adj | + 4.72 | Garage Cost | + 26,172 |
| Subfloor Adj | + 0.00 | Total RCN | = 331,669 |
| Heat/Cool Adj | + 13.89 | Depreciation (64%) | - 212,268 |
| Plumbing Adj | + 5.63 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 119,401 |
| Adj Base Cost | = 115.88 | Lot Value | + 7,500 |
| Total Area | x 2,506 | Indicated Value | = 126,901 |
| Adjusted Cost | = 290,395 | Value Per SqFt | 50.64 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 119,401 | | |
| Lot Value | 7,500 | | |
| Indicated Value | 126,901 | 50.64 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 4,071 | | |
| Total Value | 130,972 | 52.26 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| RSPC | Raised Slab Porch - Covered | 7021 | 192 | | 192 | 48.63 | | 9,337 |
| PRCH | Slab Porch - Covered | 7022 | 21x10 | | 210 | 27.45 | | 5,765 |



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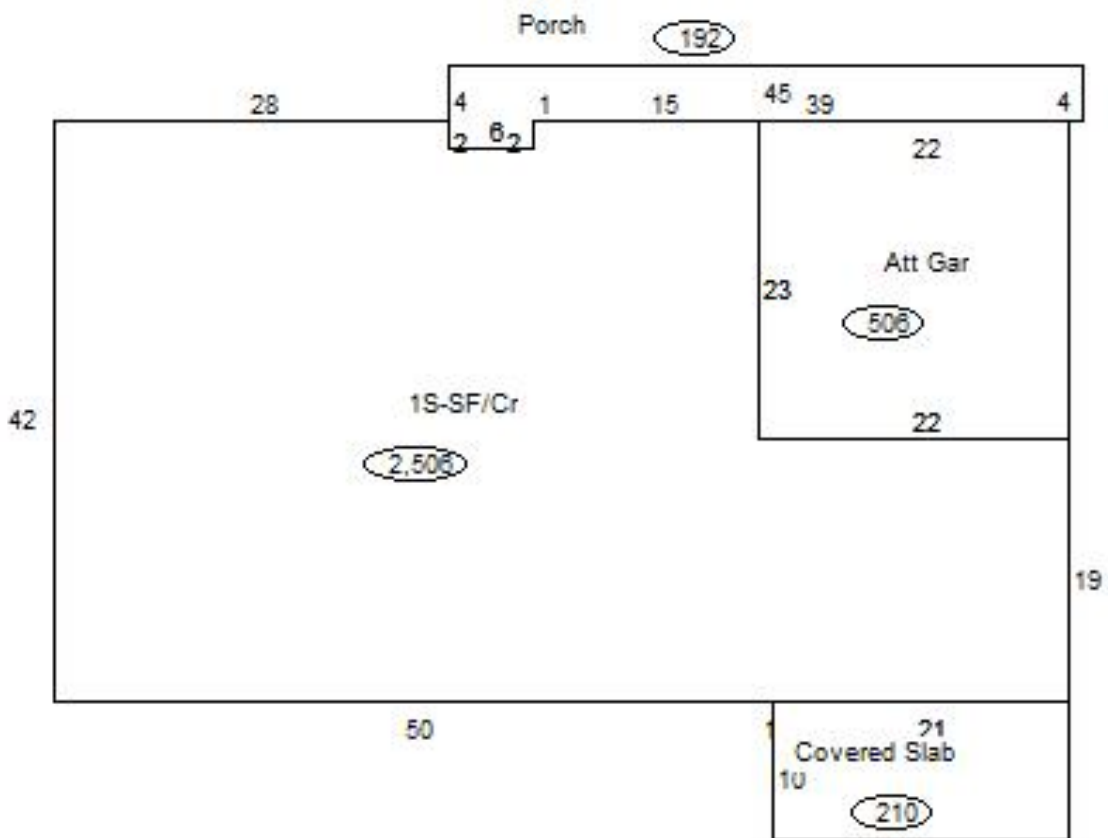
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | G | 1 | | 20 | Att Gar | 506 | 1.000 | 506 |
| 2 | R | 1 | Crawl | 20 | 1S-SF/Cr | 2,506 | 1.000 | 2,506 |
| 3 | M | RSPC | | 20 | Porch | 192 | 1.000 | 192 |
| 4 | M | PRCH | | 20 | Covered Slab | 210 | 1.000 | 210 |
| Total Building Area | | | | | | 2,506 | | 2,506 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---|--------|-----------------------------|-----------------------|------------|--------------------------------|--------------|
| | PACN | Paving - Concrete Open Slab | 20x15x0 | | | 300 |
| | Qual 3 | Cond 3 | Year 2019 | Eff Age | 7 | |
| | | Valuation Summary | Modifier Total | RCN | Depr (38% Phys/ % Func) | RCNLD |
| | | Base Cost (4.19 x 300) | 1,257 | | 1,257 | 478 |
| | | | | | | 779 |
|  | SHDS | Yard Shed - Wood | 24x12x8 | | Formed Metal | 288 |
| | Qual 3 | Cond 3 | Year 2012 | Eff Age | 14 | |
| | | Valuation Summary | Modifier Total | RCN | Depr (49% Phys/ % Func) | RCNLD |
| | | Base Cost (18.19 x 288) | 5,239 | | 5,239 | 2,567 |
| | | | | | | 2,672 |
|  | PACN | Paving - Concrete Driveway | 30x20x0 | | | 600 |
| | Qual 3 | Cond 3 | Year 1965 | Eff Age | 61 | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | | Base Cost (4.14 x 600) | 2,484 | | 2,484 | 1,987 |
| | | | | | | 497 |
|  | PACN | Paving - Concrete Sidewalk | 28x3x0 | | | 84 |
| | Qual 3 | Cond 3 | Year 1965 | Eff Age | 61 | |
| | | | 0 | | | |
| | | | 0 | | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | | Base Cost (7.30 x 84) | 613 | | 613 | 490 |
| | | | | | | 123 |