



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:23
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006643 Parcel ID 2150-00-006-007-0-001-00 Cadastral ID 2150-006-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15562 COOK, DAVID J. & JANET L. COOK PO BOX 784 LAVERNE OK 73848-0000 Parcel Location Situs 00827 OKLAHOMA DR Subdivision SOUTH PARK ADDN Lot/Block 0007 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70125147 -99.89823038 SOUTH PARK ADD. BLOCK 6 LOT PART OF 7																																																																																																																									
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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
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></td> <td>Land Value</td> <td>10,149</td> <td>8,838</td> <td>12%</td> <td>1,061</td> <td>Assessed</td> <td>20,276 1,362.34</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>200,113</td> <td>160,128</td> <td></td> <td>19,215</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -67.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>210,262</td> <td>168,966</td> <td></td> <td>20,276</td> <td>Total Taxable</td> <td>19,276 1,295.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value	10,149	8,838	12%	1,061	Assessed	20,276 1,362.34	Year Frozen		Improvements	200,113	160,128		19,215	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00	TIF Project ID	0	Total Value	210,262	168,966		20,276	Total Taxable	19,276 1,295.00	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 colspan="5"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap		Land Value	10,149	8,838	12%	1,061	Assessed	20,276 1,362.34																																																																																																																	
Year Frozen		Improvements	200,113	160,128		19,215	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00																																																																																																																	
TIF Project ID	0	Total Value	210,262	168,966		20,276	Total Taxable	19,276 1,295.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
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>2025-300006643</td><td>COOK, DAVID J. &</td><td>202</td><td>210,262</td><td>1000</td><td>18,686</td><td>1,256.00</td></tr> <tr><td>2024</td><td>2024-300006643</td><td>COOK, DAVID J. &</td><td>202</td><td>227,687</td><td>1000</td><td>18,113</td><td>1,205.00</td></tr> <tr><td>2023</td><td>2023-300006643</td><td>COOK, DAVID J. &</td><td>202</td><td>207,881</td><td>1000</td><td>17,556</td><td>1,179.00</td></tr> <tr><td>2022</td><td>2022-300006643</td><td>COOK, DAVID J. &</td><td>202</td><td>178,423</td><td>1000</td><td>12,938</td><td>876.00</td></tr> <tr><td>2021</td><td>2021-300006643</td><td>COOK, DAVID J. &</td><td>202</td><td>178,423</td><td>1000</td><td>12,532</td><td>865.00</td></tr> <tr><td>2020</td><td>2020-300006643</td><td>COOK, DAVID J. &</td><td>202</td><td>178,423</td><td>1000</td><td>12,138</td><td>822.00</td></tr> <tr><td>2019</td><td>2019-0006643</td><td>COOK, DAVID J. &</td><td>202</td><td>171,874</td><td></td><td>11,755</td><td>702.00</td></tr> <tr><td>2018</td><td>2018-0006643</td><td>COOK, DAVID J. &</td><td>202</td><td>171,874</td><td></td><td>11,383</td><td>679.00</td></tr> <tr><td>2017</td><td>2017-0006643</td><td>COOK, DAVID J. &</td><td>202</td><td>167,780</td><td></td><td>11,023</td><td>658.00</td></tr> <tr><td>2016</td><td>2016-0006643</td><td>COOK, DAVID J. &</td><td>202</td><td>167,780</td><td></td><td>10,672</td><td>637.00</td></tr> <tr><td>2015</td><td>2015-0006643</td><td>COOK, DAVID J. &</td><td>202</td><td>174,454</td><td></td><td>10,332</td><td>617.00</td></tr> <tr><td>2014</td><td>2014-0006643</td><td>COOK, DAVID J. &</td><td>202</td><td>175,899</td><td></td><td>10,003</td><td>597.00</td></tr> <tr><td>2013</td><td>2013-0006643</td><td>COOK, DAVID J. &</td><td>202</td><td>119,046</td><td></td><td>9,682</td><td>578.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006643	COOK, DAVID J. &	202	210,262	1000	18,686	1,256.00	2024	2024-300006643	COOK, DAVID J. &	202	227,687	1000	18,113	1,205.00	2023	2023-300006643	COOK, DAVID J. &	202	207,881	1000	17,556	1,179.00	2022	2022-300006643	COOK, DAVID J. &	202	178,423	1000	12,938	876.00	2021	2021-300006643	COOK, DAVID J. &	202	178,423	1000	12,532	865.00	2020	2020-300006643	COOK, DAVID J. &	202	178,423	1000	12,138	822.00	2019	2019-0006643	COOK, DAVID J. &	202	171,874		11,755	702.00	2018	2018-0006643	COOK, DAVID J. &	202	171,874		11,383	679.00	2017	2017-0006643	COOK, DAVID J. &	202	167,780		11,023	658.00	2016	2016-0006643	COOK, DAVID J. &	202	167,780		10,672	637.00	2015	2015-0006643	COOK, DAVID J. &	202	174,454		10,332	617.00	2014	2014-0006643	COOK, DAVID J. &	202	175,899		10,003	597.00	2013	2013-0006643	COOK, DAVID J. &	202	119,046		9,682	578.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300006643	COOK, DAVID J. &	202	210,262	1000	18,686	1,256.00																																																																																																																		
2024	2024-300006643	COOK, DAVID J. &	202	227,687	1000	18,113	1,205.00																																																																																																																		
2023	2023-300006643	COOK, DAVID J. &	202	207,881	1000	17,556	1,179.00																																																																																																																		
2022	2022-300006643	COOK, DAVID J. &	202	178,423	1000	12,938	876.00																																																																																																																		
2021	2021-300006643	COOK, DAVID J. &	202	178,423	1000	12,532	865.00																																																																																																																		
2020	2020-300006643	COOK, DAVID J. &	202	178,423	1000	12,138	822.00																																																																																																																		
2019	2019-0006643	COOK, DAVID J. &	202	171,874		11,755	702.00																																																																																																																		
2018	2018-0006643	COOK, DAVID J. &	202	171,874		11,383	679.00																																																																																																																		
2017	2017-0006643	COOK, DAVID J. &	202	167,780		11,023	658.00																																																																																																																		
2016	2016-0006643	COOK, DAVID J. &	202	167,780		10,672	637.00																																																																																																																		
2015	2015-0006643	COOK, DAVID J. &	202	174,454		10,332	617.00																																																																																																																		
2014	2014-0006643	COOK, DAVID J. &	202	175,899		10,003	597.00																																																																																																																		
2013	2013-0006643	COOK, DAVID J. &	202	119,046		9,682	578.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:23
 Page 2

Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	10149	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	20,298.00 x .50 = 10,149	
Factor Value		
Adjustments		
Lot Value	10,149	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,230 / 3,364
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,230
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	750 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1960 / 36

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	71.05	Total Misc Impr	+ 30,054
Roofing Adj	+ 2.47	Garage Cost	+ 19,030
Subfloor Adj	+ -1.16	Total RCN	= 341,920
Heat/Cool Adj	+ 10.77	Depreciation (43%)	- 147,026
Plumbing Adj	+ 3.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 194,894
Adj Base Cost	= 87.05	Lot Value	+ 10,149
Total Area	x 3,364	Indicated Value	= 205,043
Adjusted Cost	= 292,836	Value Per SqFt	60.95

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	194,894	
Lot Value	10,149	
Indicated Value	205,043	60.95 Per SqFt
Agland Value		
Site Improvements	5,996	
Total Value	211,039	62.73 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	7037	248		248	39.37		9,764
PATC	Patio - Covered	7038	20x20		400	12.83		5,132
WODO	Wood Deck - Open	7039	30x24		720	14.41		10,375



Harper

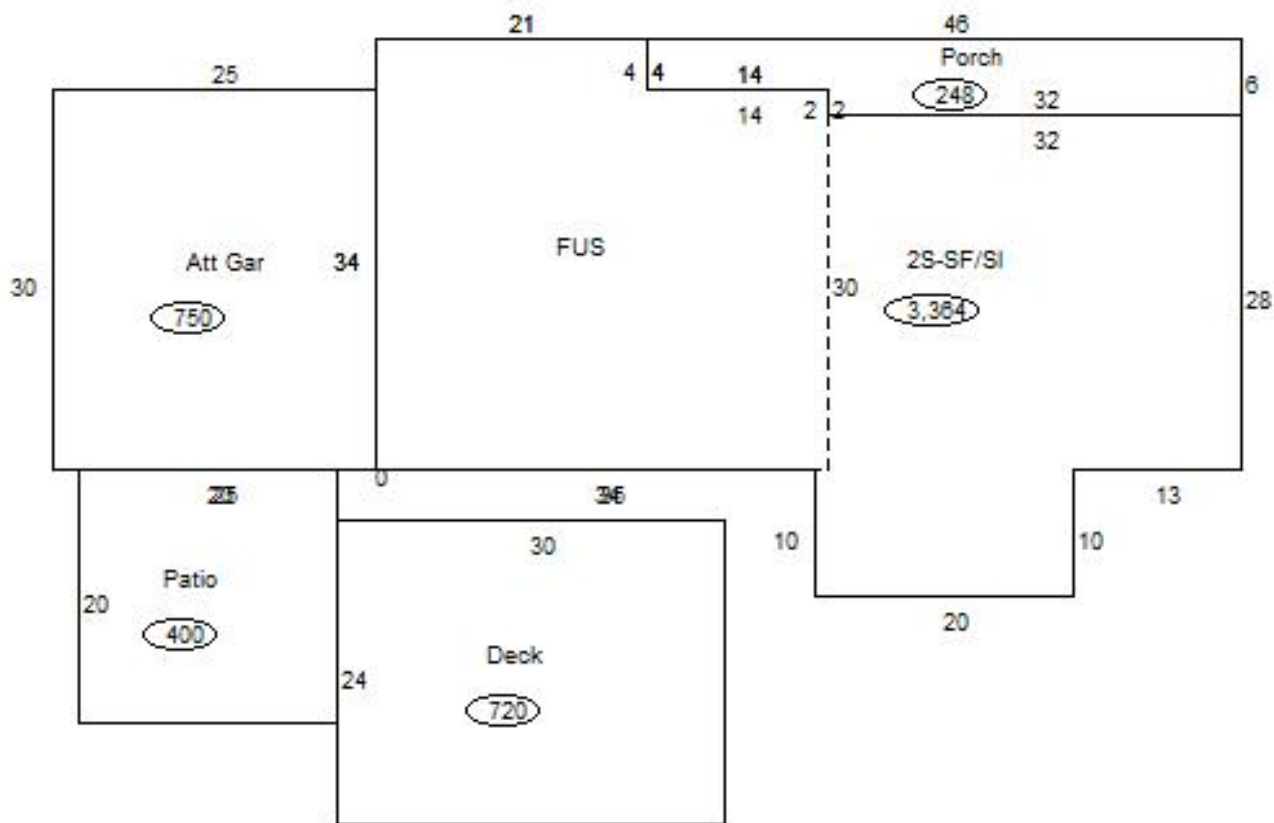
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:23
 Page 3

Sketch Image

300006643



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2S-SF/SI	2,230	1.509	3,364
2	U	^UL		20	FUS	1,134	1.000	1,134
3	G	1		20	Att Gar	750	1.000	750
4	M	RSPC		20	Porch	248	1.000	248
5	M	PATC		20	Patio	400	1.000	400
6	M	WODO		20	Deck	720	1.000	720
Total Building Area						2,230		3,364



Harper




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:25:23
Page 4

300006643

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PERG	Pergola	12x8x10			96	
	Qual	3	Cond 3	Year 2023	Eff Age 2		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (4% Phys/ % Func)		RCNLD	
Base Cost (12.75 x 96)		1,224		1,224	49	1,175	
	PATO	Patio - Open - KITCHEN ENTRY	15x10x0			150	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
	Base Cost (9.38 x 150)		1,407		1,407	211	1,196
	PACN	Concrete Paving Circle drive/sidewalk/dr	0x0x0			4,808	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (3.77 x 4,808)		18,126		18,126	14,501	3,625	