



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	300006798								
Parcel ID	3010-00-014-001-0-001-00								
Cadastral ID	3010-014-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	2						
Tax Area	203 - JT-5-FS/MAY-C								
Name ID	12585								
CROOKS FAMILY TRUST									
HASKELL L. CROOKS CO-TRUSTEE									
LEORA G. CROOKS CO-TRUSTEE									
PO BOX 10									
MAY OK 73851-0000									
Parcel Location					HOUSE 4/4/2024				
Situs	00301 CURTIS ST				3010-00-014-001-0-001-00 04/03/24				
Subdivision	MOREY ADDN.--MAY								
Lot/Block	0001 / 0014	Parcel Size	8 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	300100 - MAY/MULTI								
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)								
Legal Description					Building Permits				
Lat/Long: 36.61072241 -99.74631206									
MOREYS ADD. BLOCK 14 LOTS 1 THRU 8									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	574/401	HENSLEY, DELORES TRUST	04/23/2002	40,000	U
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax	
Remove Cap		Land Value	1,960	1,960	12%	235	Assessed	6,782	453.24
Year Frozen		Improvements	68,616	54,558		6,547	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-67.00
TIF Project ID	0	Total Value	70,576	56,518	6,782	Total Taxable	5,782		386.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006798	CROOKS FAMILY TRUST			203	70,576	1000	5,584	373.00
2024	2024-300006798	CROOKS FAMILY TRUST			203	76,440	1000	5,392	360.00
2023	2023-300006798	CROOKS FAMILY TRUST			203	69,189	1000	5,207	348.00
2022	2022-300006798	CROOKS, HASKELL & (TRUST)			203	57,380	1000	5,026	336.00
2021	2021-300006798	CROOKS, HASKELL & (TRUST)			203	49,013	1000	4,850	324.00
2020	2020-300006798	CROOKS, HASKELL & (TRUST)			203	47,335	1000	4,680	373.00
2019	2019-0006798	CROOKS, HASKELL & (TRUST)			203	47,335		4,680	375.00
2018	2018-0006798	CROOKS, HASKELL & (TRUST)			203	47,335		4,680	371.00
2017	2017-0006798	CROOKS, HASKELL & (TRUST)			203	48,168		4,517	363.00
2016	2016-0006798	CROOKS, HASKELL & (TRUST)			203	37,346		2,996	241.00
2015	2015-0006798	CROOKS, HASKELL & (TRUST)			203	36,992		2,879	227.00
2014	2014-0006798	CROOKS, HASKELL & (TRUST)			203	37,815		2,767	215.00
2013	2013-0006798	CROOKS, HASKELL & (TRUST)			203	43,479		2,656	205.00



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Lot Data		Square-Foot - MAY ORIG/MOREYS	
Lot Size	200	x	140
Lot Count			
Units Buildable	1960		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	28,000.00 x .07 = 1,960		
Factor Value			
Adjustments			
Lot Value	1,960		



HOUSE 4/4/2024

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, Vinyl
Base/Total Area	1,365 / 1,365
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 61

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	54,142		
Lot Value	1,960		
Indicated Value	56,102	41.10	Per SqFt
Agland Value			
Site Improvements	13,450		
Total Value	69,552	50.95	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	85.24	Total Misc Impr	+ 12,274
Roofing Adj	+ 4.06	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 146,331
Heat/Cool Adj	+ 1.73	Depreciation (63%)	- 92,189
Plumbing Adj	+ 7.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 54,142
Adj Base Cost	= 98.21	Lot Value	+ 1,960
Total Area	x 1,365	Indicated Value	= 56,102
Adjusted Cost	= 134,057	Value Per SqFt	41.10

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	7233	15x6	1965	90	22.70		2,043
WODO	Wood Deck - Open	7234	42x10	2016	420	14.46		6,073
WODO	Wood Deck - Open	7235	25x10	2016	250	16.63		4,158



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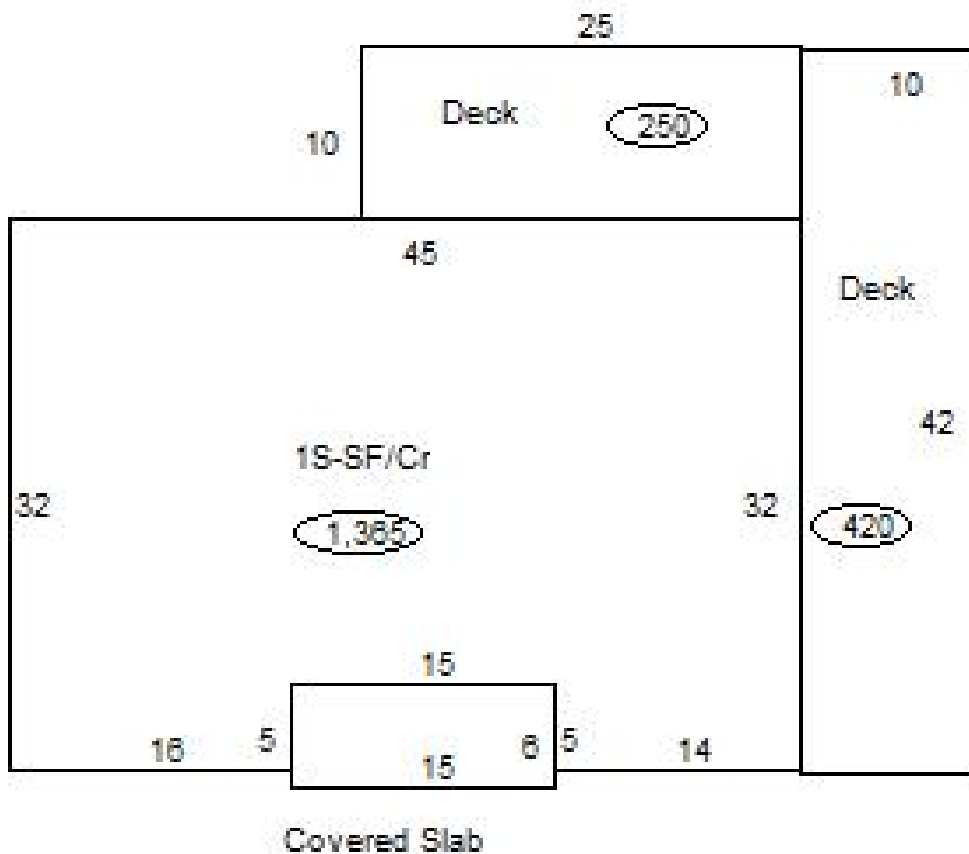
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	90	1.000	90
2	M	WODO		20	Deck	420	1.000	420
3	M	WODO		20	Deck	250	1.000	250
4	R	1	Crawl	20	1S-SF/Cr	1,365	1.000	1,365
Total Building Area						1,365		1,365



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	20x8x8	Dirt	Formed Metal	160
	Qual	4	Cond 4	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (19.41 x 160)	3,106		3,106	714	2,392
	SHDS	Yard Shed - Wood	12x8x8	Dirt	Composition Shingle	96
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.78 x 96)	1,899		1,899	1,519	380
	GRDT	Garage - Detached	50x30x8	Concrete	Galvanized Metal	1,500
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
	Base Cost (33.14 x 1,500)	49,710		49,710	39,271	10,439
	PACN	Paving - Concrete / SIDEWALK	35x3x0	Concrete		105
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.00 x 105)	735		735	588	147
	PACN	Paving - Concrete	20x3x0	Concrete		60
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.64 x 60)	458		458	366	92