



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:30:14
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300009510 Parcel ID 2150-00-001-006-0-001-00 Cadastral ID 2150-001-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 24775 COOK, TODD A. & DENA PO BOX 686 LAVERNE OK 73848-0000 Parcel Location Situs 215161 Subdivision SOUTH PARK ADDN Lot/Block 0006 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERNE - 1-LAVERNE					<p>UTILITY BUILDING / OFFICE 4/14/2022</p>																																																																																																																				
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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0	0	
Lot Count			
Units Buildable	9265		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	18,530.00 x .50 = 9,265		
Factor Value			
Adjustments			
Lot Value	9,265		



UTILITY BUILDING / OFFICE

4/14/2022

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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			
Lot Value	9,265		
Indicated Value	9,265	0.00	Per SqFt
Agland Value			
Site Improvements	73,431		
Total Value	82,696	0.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 9,265
Total Area	x	Indicated Value	= 9,265
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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300009510

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building / OFFICE	56x47x16	Concrete	Formed Metal	2,632		
	Qual	3.5	Cond	3	Year	2022	Eff Age	4
	Office Finish		Finished Area	0	Fixture Count		12,289	
				0				
				0				
		Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD		
		Base Cost (25.33 x 2,632)	66,669	12,289	78,958	5,527	73,431	