



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:12
 Page 1

Assessment Data					Primary Image																													
Account	300000665																																	
Parcel ID	0000-03-25N-25W-4-002-00																																	
Cadastral ID	0000-25N-25W-03-4-002-00																																	
Property Type	REAL - Real Property																																	
Property Class	RR	VI Area	4																															
Tax Area	101 - 1R-LAVERNE																																	
Name ID	12622																																	
COX, MATTHEW W. & TONYA D. COX																																		
2395 N 177 RD LAVERNE OK 73848-																																		
Parcel Location																																		
Situs	02395 177 RD N																																	
Subdivision																																		
Lot/Block	/	Parcel Size	12 - Acres																															
Sec/Twn/Rng	3 / 25 / 25 / 4																																	
Neighborhood	1000 - COUNTY																																	
School District	1-LAVERNE - 1-LAVERNE																																	
1 5/19/2022																																		
Legal Description Lat/Long: 36.67970416 -99.88393677																																		
SEC.3-25-25 12 A. TRACT IN SE4SE4 BOOK 714 PAGE 327																																		
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																														
Exemptions																																		
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>714/327</td> <td>SLOVACEK, NICKOLAS AND</td> <td>10/16/2015</td> <td>160,000</td> <td>21</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>695/534</td> <td>WISDOM, JACK R.</td> <td>01/29/2014</td> <td>154,000</td> <td>21</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	714/327	SLOVACEK, NICKOLAS AND	10/16/2015	160,000	21						695/534	WISDOM, JACK R.	01/29/2014	154,000	21
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
H	Homestead	Yes	1,000	1,000	714/327	SLOVACEK, NICKOLAS AND	10/16/2015	160,000	21																									
					695/534	WISDOM, JACK R.	01/29/2014	154,000	21																									
Sale History																																		
Parcel Valuation																																		
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																										
Remove Cap		Land Value	9,967	9,967	12%	1,196	Assessed	15,518	1,042.65																									
Year Frozen		Improvements	143,898	119,348		14,322	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-68.00																									
TIF Project ID	0	Total Value	153,865	129,315		15,518	Total Taxable	14,518	975.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-300000665	COX, MATTHEW W. &	101	153,865	1000	14,066	945.00																											
2024	2024-300000665	COX, MATTHEW W. &	101	163,397	1000	13,627	906.00																											
2023	2023-300000665	COX, MATTHEW W. &	101	141,584	1000	13,201	887.00																											
2022	2022-300000665	COX, MATTHEW W. &	101	114,897	1000	12,787	866.00																											
2021	2021-300000665	COX, MATTHEW W. &	101	114,897	1000	12,787	883.00																											
2020	2020-300000665	COX, MATTHEW W. &	101	114,897	1000	12,787	866.00																											
2019	2019-0000665	COX, MATTHEW W. &	101	117,199		13,064	780.00																											
2018	2018-0000665	COX, MATTHEW W. &	101	118,495		13,219	789.00																											
2017	2017-0000665	COX, MATTHEW W. &	101	160,000		19,199	1,146.00																											
2016	2016-0000665	COX, MATTHEW W. &	101	160,000		19,199	1,146.00																											
2015	2015-0000665	SLOVACEK, NICKOLAS AND	101	154,000		18,479	1,103.00																											
2014	2014-0000665	SLOVACEK, NICKOLAS AND	101	76,437		6,298	376.00																											
2013	2013-0000665	WISDOM, JACK R.	101	74,269		5,114	305.00																											



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:12
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 6.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 6.50 x 1,403.85 = 9,125 Factor Value Adjustments Lot Value 9,125		

Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,904 / 1,904
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,904
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1990 / 27

1	5/19/2022
---	-----------

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

Value Reconciliation
Selected Approach Cost Approach
Improvements 123,420
Lot Value 9,125
Indicated Value 132,545 69.61 Per SqFt
Agland Value 842
Site Improvements 17,091
Total Value 150,478 79.03 Total Value Per SqFt

Cost Approach				Manual :			
Base Cost	75.69	Total Misc Impr	+ 15,718				
Roofing Adj	+ 3.63	Garage Cost	+ 0				
Subfloor Adj	+ -1.45	Total RCN	= 189,877				
Heat/Cool Adj	+ 10.37	Depreciation (35%)	- 66,457				
Plumbing Adj	+ 3.22	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 123,420				
Adj Base Cost	= 91.47	Lot Value	+ 9,125				
Total Area	x 1,904	Indicated Value	= 132,545				
Adjusted Cost	= 174,159	Value Per SqFt	69.61				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	224	12x10		120	21.85		2,622
PATC	Patio - Covered	8421	252		252	14.12		3,558
PATC	Patio - Covered	8422	38x20		760	12.55		9,538



Harper

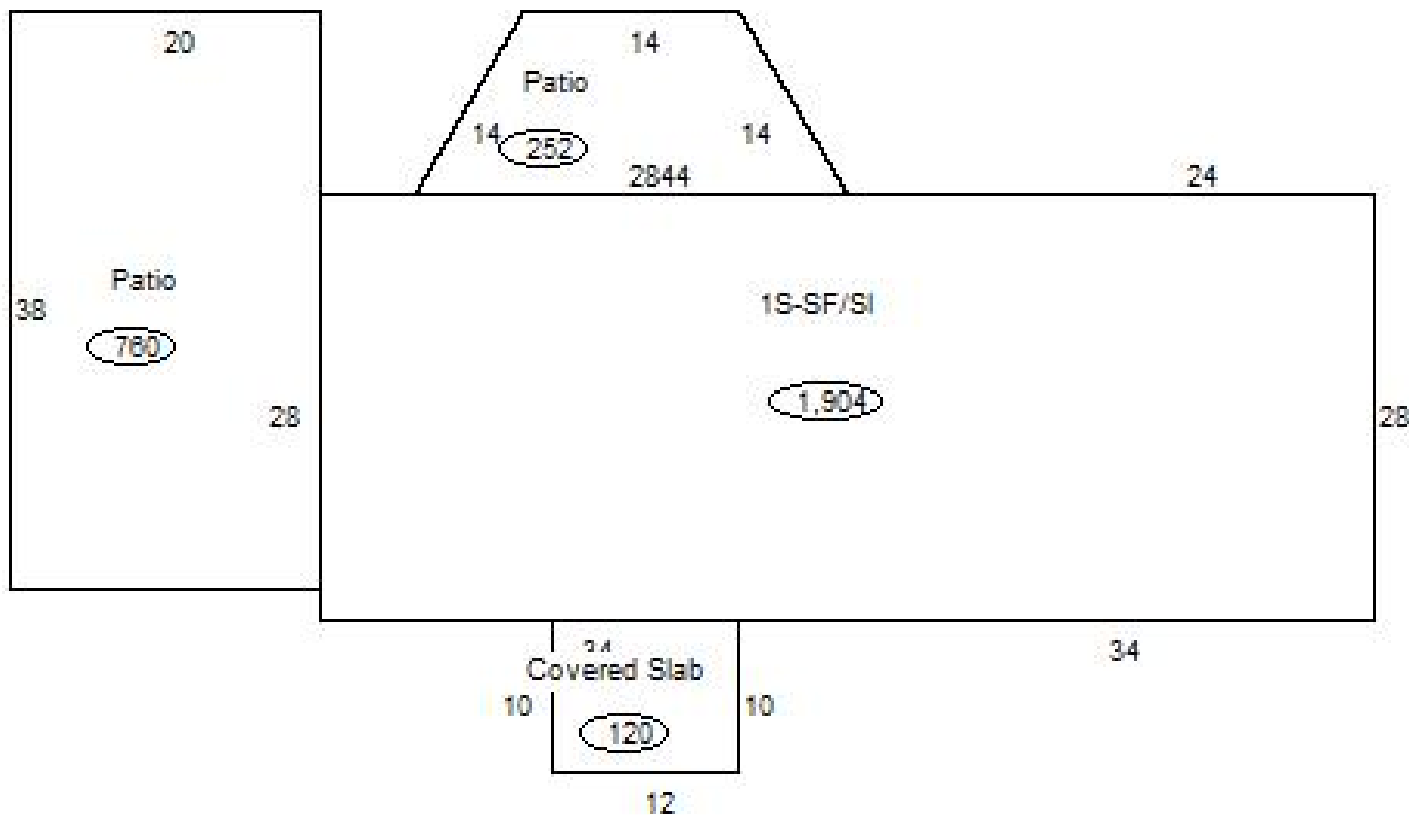
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:12
 Page 3

Sketch Image

300000665



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,904	1.000	1,904
2	M	PRCH		20	Covered Slab	120	1.000	120
3	M	PATC		20	Patio	252	1.000	252
4	M	PATC		20	Patio	760	1.000	760
Total Building Area						1,904		1,904



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:12
 Page 4

300000665

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CKCP	Chicken Coop	10x10x6		Formed Metal	100
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (5.39 x 100)		539		539	280	259
	ASC	Awning/Shelter/Carport	28x28x14		Formed Metal	784
	Qual 3	Cond 3	Year 2006	Eff Age 15		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)		RCNLD
Base Cost (3.88 x 784)		3,042		3,042	2,008	1,034
	UTIL	Utility Building	30x50x8		Formed Metal	1,500
	Qual 3	Cond 3	Year 1995	Eff Age 31		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)		RCNLD
Base Cost (24.87 x 1,500)		37,305		37,305	21,637	15,668
	PACN	Paving - Concrete SIDEWALK	0x0x0			90
	Qual 3	Cond 3	Year 1990	Eff Age 36		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (7.21 x 90)		649		649	519	130



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:01:12
Page 5

Agland Inventory

300000665

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PA	PRATT BILLOWY	NP	48			5.462	154	154	839	839
PC	PRATT LOAMY BILLOWY	NP	37			.013	118	118	2	2
TD	TIVOLI FINE SAND	NP	13			.025	42	42	1	1
NP Totals						5.500			842	842
Total Agland						5.500			842	842