



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:18:43
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001966 Parcel ID 0000-24-26N-26W-1-002-00 Cadastral ID 0000-26N-26W-24-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13216 CRESWELL, CODY CARL & KALEI NICOLE CRESWELL 2057 N. 173 RD LAVERNE OK 73848-1413 Parcel Location Situs 2426N26W12 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 24 / 26 / 26 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.67880345 -99.86177421 SEC. 24-26-26 NE4SE4; SE4NE4 BOOK 740 PAGE 85										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> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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>740/85</td> <td>MOSELEY, MARILYN E.</td> <td>01/03/2019</td> <td>236,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	740/85	MOSELEY, MARILYN E.	01/03/2019	236,000	Q																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
740/85	MOSELEY, MARILYN E.	01/03/2019	236,000	Q																																																																																																																					
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>2020</td> <td>Land Value 15,735</td> <td>15,735</td> <td>12%</td> <td>1,888</td> <td>Assessed</td> <td>11,378</td> <td>764.49</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 82,217</td> <td>79,083</td> <td> </td> <td>9,490</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 97,952</td> <td>94,818</td> <td> </td> <td>11,378</td> <td>Total Taxable</td> <td>11,378</td> <td>764.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2020	Land Value 15,735	15,735	12%	1,888	Assessed	11,378	764.49	Year Frozen		Improvements 82,217	79,083		9,490	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 97,952	94,818		11,378	Total Taxable	11,378	764.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap	2020	Land Value 15,735	15,735	12%	1,888	Assessed	11,378	764.49																																																																																																																	
Year Frozen		Improvements 82,217	79,083		9,490	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 97,952	94,818		11,378	Total Taxable	11,378	764.00																																																																																																																	
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>2025-300001966</td><td>CRESWELL, CODY CARL &</td><td>101</td><td>97,952</td><td>0</td><td>11,047</td><td>742.00</td></tr> <tr><td>2024</td><td>2024-300001966</td><td>CRESWELL, CODY CARL &</td><td>101</td><td>105,714</td><td>0</td><td>10,725</td><td>713.00</td></tr> <tr><td>2023</td><td>2023-300001966</td><td>CRESWELL, CODY CARL &</td><td>101</td><td>98,912</td><td>0</td><td>10,413</td><td>699.00</td></tr> <tr><td>2022</td><td>2022-300001966</td><td>CRESWELL, CODY CARL &</td><td>101</td><td>84,246</td><td>0</td><td>10,109</td><td>684.00</td></tr> <tr><td>2021</td><td>2021-300001966</td><td>CRESWELL, CODY CARL &</td><td>101</td><td>84,246</td><td>0</td><td>10,109</td><td>698.00</td></tr> <tr><td>2020</td><td>2020-300001966</td><td>CRESWELL, CODY CARL &</td><td>101</td><td>84,246</td><td>0</td><td>10,109</td><td>685.00</td></tr> <tr><td>2019</td><td>2019-0001966</td><td>CRESWELL, CODY CARL &</td><td>101</td><td>84,246</td><td> </td><td>7,145</td><td>426.00</td></tr> <tr><td>2018</td><td>2018-0001966</td><td>MOSELEY, MELVIN W. ETUX</td><td>101</td><td>81,958</td><td> </td><td>5,641</td><td>337.00</td></tr> <tr><td>2017</td><td>2017-0001966</td><td>MOSELEY, MELVIN W. ETUX</td><td>101</td><td>78,717</td><td> </td><td>5,641</td><td>337.00</td></tr> <tr><td>2016</td><td>2016-0001966</td><td>MOSELEY, MELVIN W. ETUX</td><td>101</td><td>80,431</td><td> </td><td>5,641</td><td>337.00</td></tr> <tr><td>2015</td><td>2015-0001966</td><td>MOSELEY, MELVIN W. ETUX</td><td>101</td><td>79,273</td><td> </td><td>5,641</td><td>337.00</td></tr> <tr><td>2014</td><td>2014-0001966</td><td>MOSELEY, MELVIN W. ETUX</td><td>101</td><td>74,544</td><td> </td><td>5,641</td><td>337.00</td></tr> <tr><td>2013</td><td>2013-0001966</td><td>MOSELEY, MELVIN W. ETUX</td><td>101</td><td>76,057</td><td> </td><td>5,641</td><td>337.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300001966	CRESWELL, CODY CARL &	101	97,952	0	11,047	742.00	2024	2024-300001966	CRESWELL, CODY CARL &	101	105,714	0	10,725	713.00	2023	2023-300001966	CRESWELL, CODY CARL &	101	98,912	0	10,413	699.00	2022	2022-300001966	CRESWELL, CODY CARL &	101	84,246	0	10,109	684.00	2021	2021-300001966	CRESWELL, CODY CARL &	101	84,246	0	10,109	698.00	2020	2020-300001966	CRESWELL, CODY CARL &	101	84,246	0	10,109	685.00	2019	2019-0001966	CRESWELL, CODY CARL &	101	84,246		7,145	426.00	2018	2018-0001966	MOSELEY, MELVIN W. ETUX	101	81,958		5,641	337.00	2017	2017-0001966	MOSELEY, MELVIN W. ETUX	101	78,717		5,641	337.00	2016	2016-0001966	MOSELEY, MELVIN W. ETUX	101	80,431		5,641	337.00	2015	2015-0001966	MOSELEY, MELVIN W. ETUX	101	79,273		5,641	337.00	2014	2014-0001966	MOSELEY, MELVIN W. ETUX	101	74,544		5,641	337.00	2013	2013-0001966	MOSELEY, MELVIN W. ETUX	101	76,057		5,641	337.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300001966	CRESWELL, CODY CARL &	101	97,952	0	11,047	742.00																																																																																																																		
2024	2024-300001966	CRESWELL, CODY CARL &	101	105,714	0	10,725	713.00																																																																																																																		
2023	2023-300001966	CRESWELL, CODY CARL &	101	98,912	0	10,413	699.00																																																																																																																		
2022	2022-300001966	CRESWELL, CODY CARL &	101	84,246	0	10,109	684.00																																																																																																																		
2021	2021-300001966	CRESWELL, CODY CARL &	101	84,246	0	10,109	698.00																																																																																																																		
2020	2020-300001966	CRESWELL, CODY CARL &	101	84,246	0	10,109	685.00																																																																																																																		
2019	2019-0001966	CRESWELL, CODY CARL &	101	84,246		7,145	426.00																																																																																																																		
2018	2018-0001966	MOSELEY, MELVIN W. ETUX	101	81,958		5,641	337.00																																																																																																																		
2017	2017-0001966	MOSELEY, MELVIN W. ETUX	101	78,717		5,641	337.00																																																																																																																		
2016	2016-0001966	MOSELEY, MELVIN W. ETUX	101	80,431		5,641	337.00																																																																																																																		
2015	2015-0001966	MOSELEY, MELVIN W. ETUX	101	79,273		5,641	337.00																																																																																																																		
2014	2014-0001966	MOSELEY, MELVIN W. ETUX	101	74,544		5,641	337.00																																																																																																																		
2013	2013-0001966	MOSELEY, MELVIN W. ETUX	101	76,057		5,641	337.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:18:43
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,320 / 1,320
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,320
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Detached Garage - Finished
Remodel	ROOF -
Year/Eff Age	1970 / 56

HOUSE	10/9/2018
-------	-----------

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	93.52	Total Misc Impr	+ 5,190
Roofing Adj	+ 5.04	Garage Cost	+ 22,191
Subfloor Adj	+ -1.96	Total RCN	= 178,891
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 105,546
Plumbing Adj	+ 7.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,345
Adj Base Cost	= 114.78	Lot Value	+ 5,000
Total Area	x 1,320	Indicated Value	= 78,345
Adjusted Cost	= 151,510	Value Per SqFt	59.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,345		
Lot Value	5,000		
Indicated Value	78,345	59.35	Per SqFt
Agland Value	10,735		
Site Improvements	11,379		
Total Value	100,459	76.11	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	981	130		130	39.92	5,190



Harper

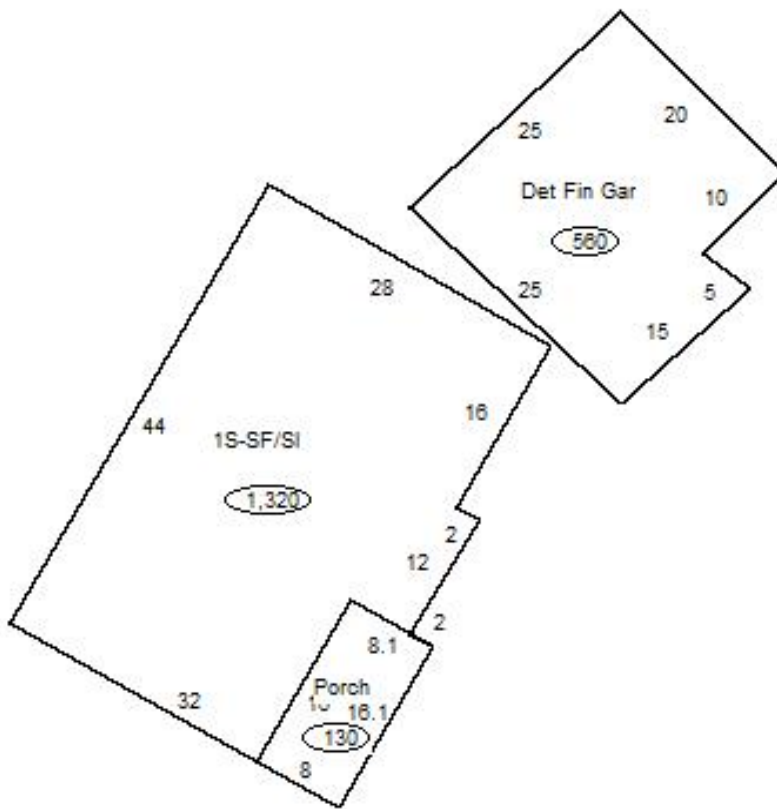
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:18:43
Page 3

Sketch Image

300001966



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,320	1.000	1,320
2	G	6		20	Det Fin Gar	560	1.000	560
3	M	RSPC		20	Porch	130	1.000	130
Total Building Area						1,320		1,320



Harper





Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:18:43
 Page 4

300001966

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	30x25x12		Formed Metal	750
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	
	Base Cost (3.88 x 750)	2,910		2,910	2,299	611
	UTIL	Utility Building	30x30x10	Concrete	Galvanized Metal	900
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	
	Base Cost (27.14 x 900)	24,426		24,426	14,167	10,259
	PACN	Paving - Concrete / SIDEWALK	60x5x0			300
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (4.19 x 300)	1,257		1,257	1,006	251
	PACN	Paving - Concrete / DRIVEWAY	22x14x0			308
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (4.19 x 308)	1,291		1,291	1,033	258



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:18:43
Page 5

Agland Inventory

300001966

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
ME	MANSKER LOAM 3-5%	NP	31			35.788	99	99	3,550	3,550
ME	MANSKER LOAM 3-5%	CR	31			22.901	158	158	3,614	3,614
PA	PRATT BILLOWY	NP	48			15.336	154	154	2,356	2,356
PA	PRATT BILLOWY	CR	48			4.975	244	244	1,215	1,215
CR Totals						79.000			10,735	10,735
Total Agland						79.000			10,735	10,735