



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:34:43
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Assessment Data					Primary Image									
Account	300011381													
Parcel ID	0000-26-26N-22W-3-002-00													
Cadastral ID	0000-26N-22W-26-3-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	1											
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	16770													
THOMAS, MATTHEW & MEGAN THOMAS														
19567 E. 22 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	19567 22 RD E													
Subdivision														
Lot/Block	/	Parcel Size	6.67 - Acres											
Sec/Twn/Rng	26 / 26 / 22 / 3													
Neighborhood	1000 - COUNTY													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
HOUSE 4/4/2023														
Legal Description Lat/Long: 36.64213492 -99.34276669														
BOOK 746 PAGE 682 TRACT IN SW														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	THOMAS, MATTHEW &													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax						
Remove Cap	2020	Land Value	9,500	9,500	12%	1,140	Assessed	37,431 2,501.51						
Year Frozen		Improvements	329,598	302,427		36,291	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	339,098	311,927		37,431	Total Taxable	36,431 2,435.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300011381	THOMAS, MATTHEW &	104	339,098	1000	35,341	2,362.00							
2024	2024-300011381	THOMAS, MATTHEW &	104	319,890	1000	34,053	2,276.00							
2023	2023-300011381	THOMAS, MATTHEW &	104	283,606	1000	33,033	2,208.00							
2022	2022-300011381	THOMAS, MATTHEW &	104	283,606	1000	33,033	2,208.00							
2021	2021-300011381	THOMAS, MATTHEW &	104	1,176	0	141	9.00							
2020	2020-300011381	THOMAS, MATTHEW &	104	1,176	0	141	11.00							
2019	2019-0011381	THOMAS, MATTHEW &	104	5,659		679	54.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 7 Topography Street Access Utilities Amenities Method Acre Base Lot Value 7.00 x 1,357.14 = 9,500 Factor Value Adjustments Lot Value 9,500		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,431 / 2,431
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,431
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2021 / 5

HOUSE	4/4/2023
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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	92.00	Total Misc Impr	+ 46,136
Roofing Adj	+ 4.73	Garage Cost	+ 23,049
Subfloor Adj	+ -3.72	Total RCN	= 338,759
Heat/Cool Adj	+ 13.89	Depreciation (5%)	- 16,938
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 321,821
Adj Base Cost	= 110.89	Lot Value	+ 9,500
Total Area	x 2,431	Indicated Value	= 331,321
Adjusted Cost	= 269,574	Value Per SqFt	136.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	321,821		
Lot Value	9,500		
Indicated Value	331,321	136.29	Per SqFt
Agland Value			
Site Improvements	7,393		
Total Value	338,714	139.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2022	1	6,170.47		6,170
RSPC	Patio - Covered	8182	605	2022	605	46.64		28,217
RSPC	Patio - Covered	8183	27x9	2022	243	48.35		11,749



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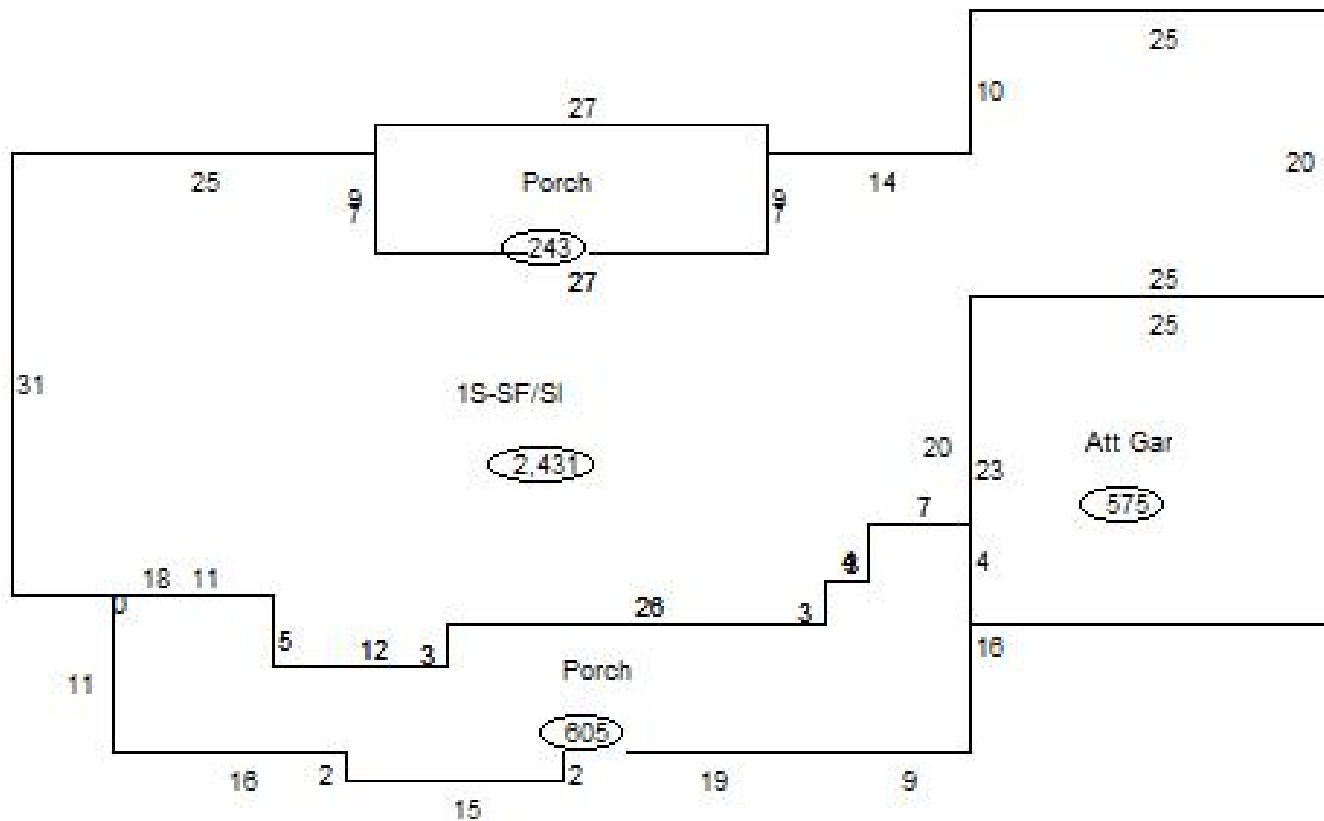
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,431	1.000	2,431
2	M	RSPC		20	Porch	605	1.000	605
3	M	RSPC		20	Porch	243	1.000	243
4	G	1		20	Att Gar	575	1.000	575
Total Building Area						2,431		2,431



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	14x14x9	Dirt	Formed Metal	196
	Qual 3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (3.94 x 196)		772		772 23	749
	SHDS	Shed - Small / SHIPPING CONT.	20x8x6	Base	Galvanized Metal	160
	Qual 3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (20.23 x 160)		3,237		3,237 162	3,075
	ASC	Awing/Animal Pen	12x10x8	Dirt	Formed Metal	120
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 120)		466		466 33	433
	BNV	Building No Value / NO CARPORT	14x14x8			196
	Qual 3	Cond 3	Year 2024	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x 196)					
	PACN	Paving - Concrete DRIVEWAY	30x22x0			660
	Qual 3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (4.13 x 660)		2,726		2,726 572	2,154
	PACN	Paving - Concrete WALKWAY	66x4x0			264
	Qual 3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (4.71 x 264)		1,243		1,243 261	982