




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:46
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005807 Parcel ID 2001-00-025-013-0-001-00 Cadastral ID 2001-025-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 14972 SALGADO, PEDRO & VERONICA SALGADO 224 SE 4TH ST LAVERNE OK 73848-0000 Parcel Location Situs 00224 SW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0013 / 0025 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-025-013-0-001-00 02/28/23</p> <p>2001-00-025-013-0-001-00_002.JPG 2/28/2023</p>																																																																																																																				
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 Time 07:12:47
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2001-00-025-013-0-001-00_002.JPG 2/28/2023</p>
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

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	1,670 / 1,670
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,670
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	ROOF -
Year/Eff Age	1940 / 86



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	81.33	Total Misc Impr	+ 5,871
Roofing Adj	+ 3.88	Garage Cost	+ 8,180
Subfloor Adj	+ -1.86	Total RCN	= 177,594
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 142,076
Plumbing Adj	+ 3.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,518
Adj Base Cost	= 97.93	Lot Value	+ 2,800
Total Area	x 1,670	Indicated Value	= 38,318
Adjusted Cost	= 163,543	Value Per SqFt	22.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,518		
Lot Value	2,800		
Indicated Value	38,318	22.94	Per SqFt
Agland Value			
Site Improvements	19,871		
Total Value	58,189	34.84	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	4548	264		264	22.24	5,871



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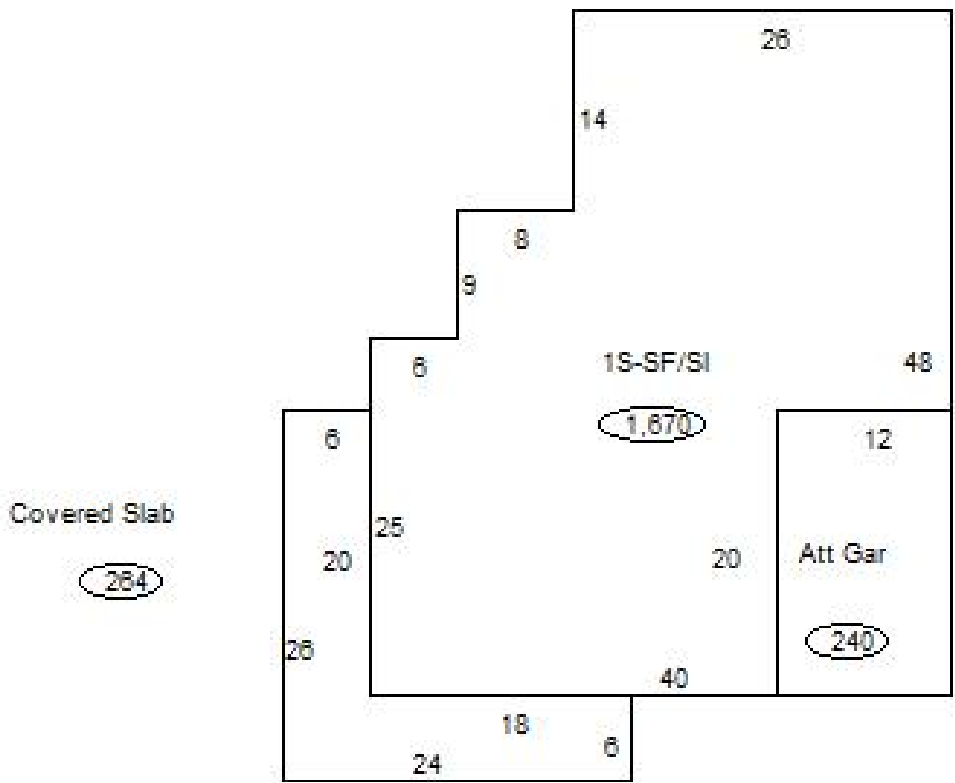
Date 02/06/2026

Time 07:12:47

Page 3

Sketch Image

300005807



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,670	1.000	1,670
2	G	1		20	Att Gar	240	1.000	240
3	M	PRCH		20	Covered Slab	264	1.000	264
Total Building Area						1,670		1,670



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 Page 4

300005807

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete	10x28x0			280	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total		RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (4.48 x 280)		1,254		1,254	715	539
	GRDT	Garage - Detached	24x28x10		Formed Metal	672	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (33.47 x 672)		22,492		22,492	4,948	17,544
	SHDS	Yard Shed - Metal	8x12x6		Galvanized Metal	96	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (22.92 x 96)		2,200		2,200	1,144	1,056
	CPAT	Carport - Attached	24x12x8		Galvanized Metal	288	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (8.76 x 288)		2,523		2,523	1,791	732