



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300005862													
Parcel ID	2001-00-031-017-0-001-00													
Cadastral ID	2001-031-017-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24814													
SALAZAR, MANUEL & DEBORAH CASTELLANOS														
116 SW 3RD ST LAVERNE OK 73848-														
Parcel Location														
Situs	00116 SW THIRD ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0017 / 0031	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70940872 -99.89406680														
LAVERNE ORIG BLOCK 31 LOTS 17-18 & W2 19 BOOK 763 682														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					763/682	DEAL, SCOTT	10/25/2021	63,000	Q					
					670/325	LONGLEY, TREVOR	06/24/2011	56,500	Q					
					643/677	DEAL, LAWRENCE L. & (TRUS	10/13/2008	50,000	PQ					
					625/435	HOMESALES, INC	06/06/2007	23,500	U					
					527/749	BROOKS, WILLIAM D. ETUX	08/29/1997	28,000	Q					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2022		Land Value	3,500	3,500	12%	420	Assessed	7,448	500.43				
Year Frozen			Improvements	58,561	58,561		7,028	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00				
TIF Project ID	0		Total Value	62,061	62,061		7,448	Total Taxable	7,448	500.00				
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005862	SALAZAR, MANUEL &			202	62,061	0	7,448	500.00					
2024	2024-300005862	SALAZAR, MANUEL &			202	66,037	0	7,924	527.00					
2023	2023-300005862	SALAZAR, MANUEL &			202	67,313	0	7,938	533.00					
2022	2022-300005862	SALAZAR, MANUEL &			202	63,000	0	7,560	512.00					
2021	2021-300005862	SALAZAR, MANUEL &			202	52,232	0	6,268	433.00					
2020	2020-300005862	DEAL, SCOTT			202	51,950	0	6,234	422.00					
2019	2019-0005862	DEAL, SCOTT			202	51,950		6,234	372.00					
2018	2018-0005862	DEAL, SCOTT			202	55,669		6,681	399.00					
2017	2017-0005862	DEAL, SCOTT			202	53,650		6,439	384.00					
2016	2016-0005862	DEAL, SCOTT			202	53,650		6,439	384.00					
2015	2015-0005862	DEAL, SCOTT			202	53,030		6,364	380.00					
2014	2014-0005862	DEAL, SCOTT			202	56,369		6,765	404.00					
2013	2013-0005862	DEAL, SCOTT			202	57,482		6,899	412.00					



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,384 / 1,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	576 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 69

HOUSE	2/1/2024
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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	89.50	Total Misc Impr	+ 4,167
Roofing Adj	+ 4.64	Garage Cost	+ 23,559
Subfloor Adj	+ 0.00	Total RCN	= 183,689
Heat/Cool Adj	+ 12.33	Depreciation ( 69%)	- 126,746
Plumbing Adj	+ 6.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 56,943
Adj Base Cost	= 112.69	Lot Value	+ 3,500
Total Area	x 1,384	Indicated Value	= 60,443
Adjusted Cost	= 155,963	Value Per SqFt	43.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,943		
Lot Value	3,500		
Indicated Value	60,443	43.67	Per SqFt
Agland Value			
Site Improvements	96		
Total Value	60,539	43.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4718	5x4		20	11.02		220
PRCH	Slab Porch - Covered	4719	20x8		160	24.67		3,947



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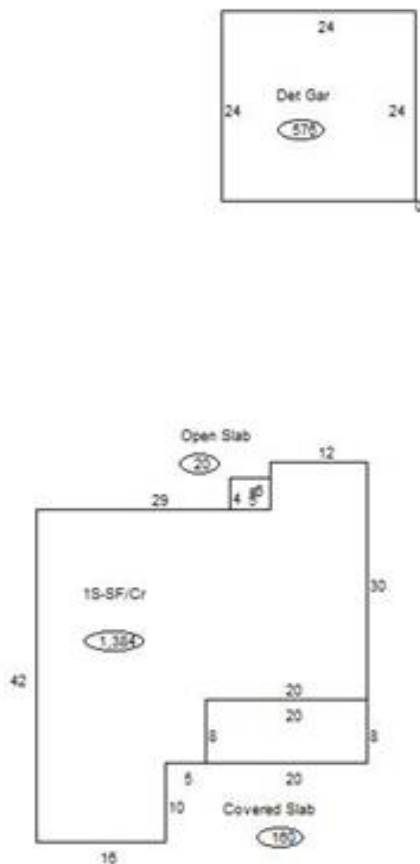
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	20	1.000	20
2	M	PRCH		20	Covered Slab	160	1.000	160
3	R	1	Crawl	20	1S-SF/Cr	1,384	1.000	1,384
4	G	2		20	Det Gar	576	1.000	576
<b>Total Building Area</b>						1,384		1,384



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walk	18x3.5x0			63
	Qual 3	Cond 3	Year 1970	Eff Age 56		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.60 x 63)	479		479	383
				96