



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	300005877													
Parcel ID	2001-00-033-015-0-001-00													
Cadastral ID	2001-033-015-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24738													
SALAZAR, REBECCA														
1005 S. BROADWAY AVE LAVERNE OK 73848-9124														
Parcel Location														
Situs	00314 SW THIRD ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0015 / 0033	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70890036 -99.89540707														
LAVNERNE ORIG BLOCK 33 LOTS 15 THRU 17 BOOK 762 PAGE 756														
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					
					762/756	SALAZAR, CHRIS &	08/30/2021	0	21					
					690/460	TILLERY, RON AND	06/19/2013	15,000	16					
					690/218	SIMONS, EMMA E.	05/25/2013	9,000	08					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	4,749	319.09					
Year Frozen		Improvements	40,688	35,372		4,245	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	44,888	39,572		4,749	Total Taxable	4,749	319.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005877	SALAZAR, REBECCA	202	44,888	0	4,523	304.00							
2024	2024-300005877	SALAZAR, REBECCA	202	49,248	0	4,307	286.00							
2023	2023-300005877	SALAZAR, REBECCA	202	37,068	0	4,103	276.00							
2022	2022-300005877	SALAZAR, REBECCA	202	37,068	0	3,908	265.00							
2021	2021-300005877	SALAZAR, REBECCA	202	37,068	0	3,721	257.00							
2020	2020-300005877	SALAZAR, CHRIS &	202	37,068	0	3,544	240.00							
2019	2019-0005877	SALAZAR, CHRIS &	202	37,149		3,375	201.00							
2018	2018-0005877	SALAZAR, CHRIS &	202	40,062		3,215	192.00							
2017	2017-0005877	SALAZAR, CHRIS &	202	38,593		3,062	183.00							
2016	2016-0005877	SALAZAR, CHRIS &	202	38,593		2,916	174.00							
2015	2015-0005877	SALAZAR, CHRIS &	202	38,142		2,777	166.00							
2014	2014-0005877	SALAZAR, CHRIS &	202	15,000		1,800	107.00							
2013	2013-0005877	SALAZAR, CHRIS &	202	8,915		1,070	64.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	<p>2001-00-033-015-0-001-00 02/28/23</p> <p>2001-00-033-015-0-001-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	996 / 996
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	996
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	480 Total
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 75

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	94.87	Total Misc Impr	+ 6,266
Roofing Adj	+ 4.42	Garage Cost	+ 0
Subfloor Adj	+ -2.07	Total RCN	= 122,788
Heat/Cool Adj	+ 1.73	Depreciation (74%)	- 90,863
Plumbing Adj	+ 6.40	Lump Sums	+ 0
Basement Adj	+ 11.65	RCNLD	= 31,925
Adj Base Cost	= 116.99	Lot Value	+ 4,200
Total Area	x 996	Indicated Value	= 36,125
Adjusted Cost	= 116,522	Value Per SqFt	36.27

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	31,925	
Lot Value	4,200	
Indicated Value	36,125	36.27 Per SqFt
Agland Value		
Site Improvements	6,516	
Total Value	42,641	42.81 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4758	14x6		84	40.14		3,372
RSPC	Raised Slab Porch - Covered	4759	12x6		72	40.20		2,894



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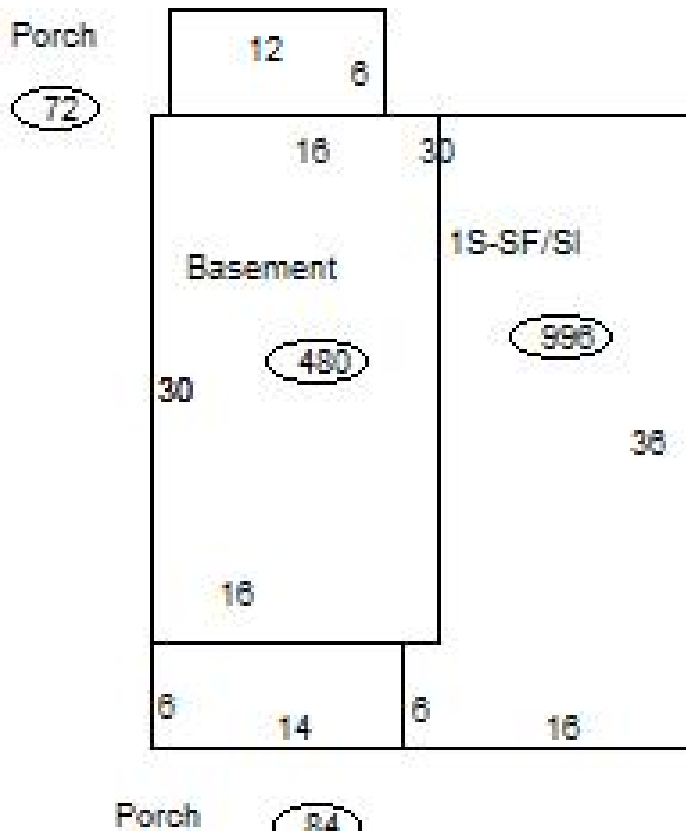
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Sketch Image

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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	996	1.000	996
2	M	RSPC		20	Porch	84	1.000	84
3	M	RSPC		20	Porch	72	1.000	72
4	B	1		20	Basement	480	1.000	480
Total Building Area						996		996



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Driveway	12x18x0			216
	Qual 3	Cond 3	Year 2005	Eff Age 21		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.40 x 216)	1,166		1,166	933	233



SHDS	Shed - Small		30x30x12		Formed Metal	900
Qual 3	Cond 3	Year 2005	Eff Age 21			

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (17.90 x 900)	16,110		16,110	9,827	6,283