



# 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	300005952				<p>f:\pictures\2001-00-041-013-0-001-00-001-000-001.jpg 7/13/2020</p>									
Parcel ID	2001-00-041-013-0-001-00													
Cadastral ID	2001-041-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24740													
SALAZAR, REBECCA														
1005 S. BROADWAY AVE LAVERNE OK 73848-9124														
<b>Parcel Location</b>														
Situs	00225 S BROADWAY													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0041	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.71252355 -99.89959789														
LAVERNE ORIG. BLOCK 41 LOTS PART 13 THRU 16 BOOK 762 PAGE 756														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
762/756	SALAZAR, CHRIS &	08/30/2021	0	21										
636/59	MEYER, PATRICIA A.	03/18/2008	29,500	Q										
618/692	LONG, DEE KENT	08/30/2006	12,000	PQ										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	Land Value	3,646	3,646	12%	438	Assessed	5,371	360.88						
Year Frozen	Improvements	41,112	41,112		4,933	Penalty	0							
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00						
TIF Project ID	Total Value	44,758	44,758		5,371	Total Taxable	5,371	361.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005952	SALAZAR, REBECCA	202	44,758	0	5,371	361.00							
2024	2024-300005952	SALAZAR, REBECCA	202	45,379	0	5,354	356.00							
2023	2023-300005952	SALAZAR, REBECCA	202	45,414	0	5,099	342.00							
2022	2022-300005952	SALAZAR, REBECCA	202	40,461	0	4,856	329.00							
2021	2021-300005952	SALAZAR, REBECCA	202	44,824	0	4,708	325.00							
2020	2020-300005952	SALAZAR, CHRIS AND	202	43,824	0	4,484	304.00							
2019	2019-0005952	SALAZAR, CHRIS AND	202	46,509		4,271	255.00							
2018	2018-0005952	SALAZAR, CHRIS AND	202	33,892		4,068	243.00							
2017	2017-0005952	SALAZAR, CHRIS AND	202	33,236		3,988	238.00							
2016	2016-0005952	SALAZAR, CHRIS AND	202	33,236		3,908	233.00							
2015	2015-0005952	SALAZAR, CHRIS AND	202	31,015		3,722	222.00							
2014	2014-0005952	SALAZAR, CHRIS AND	202	31,015		3,722	222.00							
2013	2013-0005952	SALAZAR, CHRIS AND	202	52,571		3,904	233.00							



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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 3646</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 4,558.00 x .80 = 3,646</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,646</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 764</p> <p>Total Base Value 89,052</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 89,052</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 17,810</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 17,810</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 19,302</p> <p>Total Improvement Value 37,112</p> <p>Land Value 3,646</p> <p>Cost Approach Value 40,758 53.35/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 5372</p> <p>Image Date 7/13/2020</p> <p>Name 2001-00-041-013-0-001-00-001-000-001.jpg</p> <p>Description f:\pictures\2001-00-041-013-0-001-00-001-000-001.jpg</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 19,302</p> <p>Land Value 3,646</p> <p>Total Appraised Value 40,758 53.35/SqFt</p>





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Account 300005952  
Parcel ID 2001-00-041-013-0-001-00  
Cadastral ID 2001-041-013-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name SALAZAR, REBECCA

### Building Data

Building ID 140  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 764  
Average Perimeter 116  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1935  
Effective Age 69  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Hip  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 55.51  
Wall Cost 49.40  
HVAC Cost 11.65  
Basement Cost 0.00  
Total Base Cost 116.56  
Total Area 764  
Base RCN 89,052  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 89,052  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (71,242)  
Total RCNLD 17,810  
Lump Sums  
Total Building Value 17,810 \$ 23.31 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Garage Drive	12x13x0			156
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2014	<b>Eff Age</b> 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.26 x 156)			977	674	303
	GRDT	Garage - Detached	28x27x10	Concrete	Galvanized Metal	756
	<b>Qual</b> 3.5	<b>Cond</b> 3.5	<b>Year</b> 1980	<b>Eff Age</b> 42		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.47 x 756)			29,839	19,694	10,145
	CNCM	Commercial Canopy	32x25x14		Galvanized Metal	660
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.88 x 660)			17,081	13,665	3,416
	PACN	Concrete Paving	0x0x0			3,162
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.77 x 3,162)			11,921	9,537	2,384
	PACN	Paving - Concrete Drive	81x50x0			4,050
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.77 x 4,050)			15,269	12,215	3,054
<b>Total Site Improvement Value</b>						<b>19,302</b>