



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:03
 Page 1

Assessment Data					Primary Image									
Account	300006420				<p>OFFICE 3/13/2023</p>									
Parcel ID	2080-00-001-002-0-001-00													
Cadastral ID	2080-001-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24743													
SALAZAR, REBECCA														
1005 S. BROADWAY AVE LAVERNE OK 73848-9124														
Parcel Location														
Situs	00823 S BROADWAY													
Subdivision	KIRKHART ADDN													
Lot/Block	0002 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71044987 -99.90413364														
KIRKHART ADD BLK 1 LOT 2														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor		Date	Price	Code									
762/756	SALAZAR, CHRIS &		08/30/2021	0	21									
548/698	HUSTED BROTHERS		09/27/1999	72,000	MQ									
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	44,289	44,289	12%	5,315	Assessed	17,857 1,199.81						
Year Frozen		Improvements	104,515	104,515		12,542	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	148,804	148,804		17,857	Total Taxable	17,857 1,200.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006420	SALAZAR, REBECCA	202	148,804	0	17,857	1,200.00							
2024	2024-300006420	SALAZAR, REBECCA	202	153,025	0	17,886	1,190.00							
2023	2023-300006420	SALAZAR, REBECCA	202	141,958	0	17,035	1,144.00							
2022	2022-300006420	SALAZAR, REBECCA	202	141,958	0	17,035	1,153.00							
2021	2021-300006420	SALAZAR, REBECCA	202	141,958	0	17,035	1,176.00							
2020	2020-300006420	SALAZAR, CRESCENCIANO &	202	141,958	0	17,035	1,154.00							
2019	2019-0006420	SALAZAR, CRESCENCIANO &	202	134,855		12,594	752.00							
2018	2018-0006420	SALAZAR, CRESCENCIANO &	202	134,855		11,994	716.00							
2017	2017-0006420	SALAZAR, CRESCENCIANO &	202	138,009		11,423	682.00							
2016	2016-0006420	SALAZAR, CRESCENCIANO &	202	138,009		10,880	649.00							
2015	2015-0006420	SALAZAR, CRESCENCIANO &	202	131,295		10,361	618.00							
2014	2014-0006420	SALAZAR, CRESCENCIANO &	202	128,579		9,868	589.00							
2013	2013-0006420	SALAZAR, CRESCENCIANO &	202	319,759		9,398	561.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:03
 Page 2

Lot Data	Primary Image			
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 44289</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 55,361.00 x .80 = 44,289</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 44,289</p>				
Cost Approach				
<p>Manual Date 07/2025</p> <p>Total Building Area 8,390</p> <p>Total Base Value 433,238</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 433,238</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 86,648</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 86,648</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 15,895</p> <p>Total Improvement Value 102,543</p> <p>Land Value 44,289</p> <p>Cost Approach Value 146,832 17.50/SqFt</p>			<p>Image Information</p> <p>Image ID 25562</p> <p>Image Date 3/13/2023</p> <p>Name 007.JPG</p> <p>Description OFFICE</p>	
Income Approach	Value Reconciliation			
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 15,895</p> <p>Land Value 44,289</p> <p>Total Appraised Value 146,832 17.50/SqFt</p>			



Harper

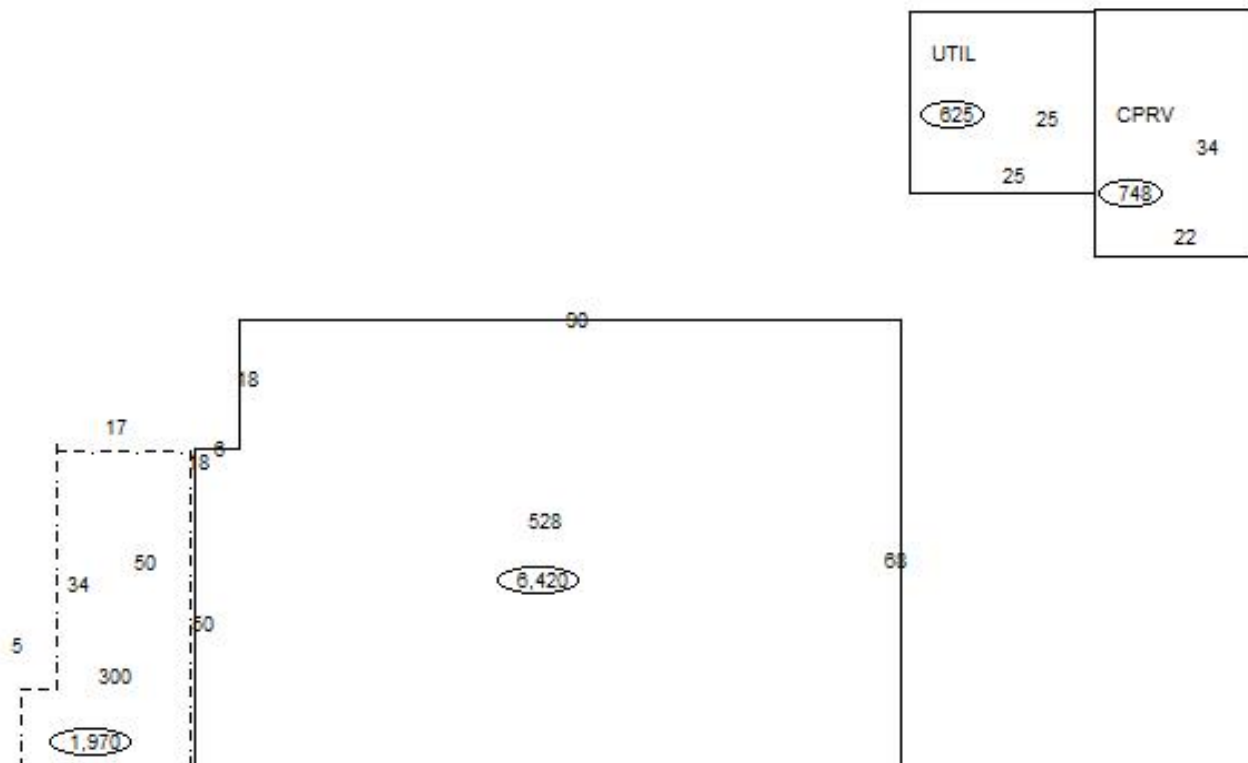
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:03
 Page 3

Sketch Image

300006420



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		30	528	6,420	1.000	6,420
2	C	300		30	300	985	2.000	1,970
3	O	UTIL		30	UTIL	625	1.000	625
4	O	CPRV		30	CPRV	748	1.000	748
Total Building Area						7,405		8,390



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:22:03
Page 4

Account 300006420
Parcel ID 2080-00-001-002-0-001-00
Cadastral ID 2080-001-002-00-0-001-00

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

Building Data

Building ID 477
Building Sequence 1
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,970
Average Perimeter 147
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1985
Effective Age 57
Construction Class 1 - Residential Stud Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
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 1
Zone Description VI AREA 1
Base Cost 54.43
Wall Cost 42.83
HVAC Cost 10.78
Basement Cost 0.00
Total Base Cost 108.04
Total Area 1,970
Base RCN 212,839
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 212,839
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (170,271)
Total RCNLD 42,568
Lump Sums
Total Building Value 42,568 \$ 21.61 Per SqFt



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:22:03
Page 5

Account 300006420
Parcel ID 2080-00-001-002-0-001-00
Cadastral ID 2080-001-002-00-0-001-00

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

Building Data

Building ID 421
Building Sequence 2
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,420
Average Perimeter 164
Number Of Storys 2.00
Average Wall Ht 14.00
Year Built 1985
Effective Age 57
Construction Class 1 - Residential Stud Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 7 - Invalid ExteriorWall Code
Heating/Cooling
Roof Type Gable
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 1
Zone Description VI AREA 1
Base Cost 34.33
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 34.33
Total Area 6,420
Base RCN 220,399
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 220,399
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (176,319)
Total RCNLD 44,080
Lump Sums
Total Building Value 44,080 \$ 6.87 Per SqFt



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor



Date 02/06/2026

Time 07:22:03

Page 6

300006420

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	34x22x12	Dirt	Formed Metal	748
	Qual 3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (7.14 x 748)			5,341	2,297	3,044
	UTIL	Utility Building	25x25x10	Concrete	Formed Metal	625
	Qual 4	Cond 4	Year 2005	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (31.46 x 625)			19,663	7,865	11,798
	PAVA	Paving - Asphalt	45x30x0			1,350
	Qual 3	Cond 3	Year 1990	Eff Age 36		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (3.90 x 1,350)			5,265	4,212	1,053
					Total Site Improvement Value	15,895