



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:05
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Assessment Data					Primary Image																																																																
Account 300006425 Parcel ID 2080-00-001-003-0-004-00 Cadastral ID 2080-001-003-00-0-004-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 24744 SALAZAR, REBECCA 1005 S. BROADWAY AVE LAVERNE OK 73848-9124 Parcel Location Situs 00823 S BROADWAY Subdivision KIRKHART ADDN Lot/Block 0003 / 0001 Parcel Size .1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2080-00-001-003-0-004-00 03/10/23</p>																																																																
Legal Description Lot/Long: 36.70999489 -99.90612993 KIRKHART ADD BLK 1 S25' OF LOT 3 BOOK 762 PAGE 756																																																																					
Exemptions					Building Permits																																																																
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-300006425	SALAZAR, REBECCA	202	6,414	0	217	15.00																																																														
2024	2024-300006425	SALAZAR, REBECCA	202	6,414	0	207	14.00																																																														
2023	2023-300006425	SALAZAR, REBECCA	202	6,414	0	197	13.00																																																														
2022	2022-300006425	SALAZAR, REBECCA	202	6,414	0	187	13.00																																																														
2021	2021-300006425	SALAZAR, REBECCA	202	6,414	0	179	12.00																																																														
2020	2020-300006425	SALAZAR, CRESCENCINO &	202	6,414	0	170	12.00																																																														
2019	2019-0006425	SALAZAR, CRESCENCINO &	202	6,414		162	10.00																																																														
2018	2018-0006425	SALAZAR, CRESCENCINO &	202	6,414		154	9.00																																																														
2017	2017-0006425	SALAZAR, CRESCENCINO &	202	7,215		147	9.00																																																														
2016	2016-0006425	SALAZAR, CRESCENCINO &	202	7,215		140	8.00																																																														
2015	2015-0006425	SALAZAR, CRESCENCINO &	202	7,215		134	8.00																																																														
2014	2014-0006425	SALAZAR, CRESCENCINO &	202	7,215		127	8.00																																																														
2013	2013-0006425	SALAZAR, CRESCENCINO &	202	16,034		121	7.00																																																														



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 6414</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 8,017.00 x .80 = 6,414</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,414</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 6,414</p> <p>Cost Approach Value 6,414</p>	<p>Image ID 25570</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description LOT ONLY</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 6,414</p> <p>Total Appraised Value 6,414</p>	