



# 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	300006619													
Parcel ID	2150-00-004-018-0-001-00													
Cadastral ID	2150-004-018-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24741													
SALAZAR, REBECCA														
1005 S. BROADWAY AVE LAVERNE OK 73848-9124														
<b>Parcel Location</b>														
Situs	00804 MISSOURI DR													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0018 / 0004	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.69947384 -99.88489476														
SOUTH PARK ADD. BLOCK 4 LOT 18 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 colspan="5"> </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>									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					762/756	SALAZAR, CHRIS &	08/30/2021	0	21					
					590/559	NIELSEN, DEGE	02/16/2004	53,000	Q					
					526/621	PHELAN, DENNIS A., ETUX	03/05/1997	47,000	PQ					
					526/621	PHELAN, DENNIS A., ETUX	03/05/1997	47,000	PQ					
<b>Parcel Valuation</b>														
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	10,355	695.75					
Year Frozen		Improvements	82,800	82,094		9,851	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	87,000	86,294		10,355	Total Taxable	9,355	629.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006619	SALAZAR, REBECCA	202	87,000	1000	9,054	608.00							
2024	2024-300006619	SALAZAR, REBECCA	202	93,886	1000	8,761	583.00							
2023	2023-300006619	SALAZAR, REBECCA	202	85,516	1000	8,477	569.00							
2022	2022-300006619	SALAZAR, REBECCA	202	64,181	1000	6,702	454.00							
2021	2021-300006619	SALAZAR, REBECCA	202	64,181	1000	6,702	463.00							
2020	2020-300006619	SALAZAR, CHRIS AND	202	64,181	1000	6,702	454.00							
2019	2019-0006619	SALAZAR, CHRIS AND	202	63,033		6,564	392.00							
2018	2018-0006619	SALAZAR, CHRIS AND	202	62,367		6,484	387.00							
2017	2017-0006619	SALAZAR, CHRIS AND	202	62,067		6,448	385.00							
2016	2016-0006619	SALAZAR, CHRIS AND	202	63,342		6,601	394.00							
2015	2015-0006619	SALAZAR, CHRIS AND	202	68,697		7,045	420.00							
2014	2014-0006619	SALAZAR, CHRIS AND	202	70,655		6,811	406.00							
2013	2013-0006619	SALAZAR, CHRIS AND	202	68,147		6,583	393.00							



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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	70 x 120	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,400.00 x .50 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.3 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,576 / 1,576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	684 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1974 / 47

1 HOUSE / Driveway / Sidewalk / Porch / Carport 4/14/2022

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,158		
Lot Value	4,200		
Indicated Value	81,358	51.62	Per SqFt
Agland Value			
Site Improvements	4,230		
Total Value	85,588	54.31	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	76.08	Total Misc Impr	+ 6,100
Roofing Adj	+ 3.41	Garage Cost	+ 17,721
Subfloor Adj	+ 1.30	Total RCN	= 171,461
Heat/Cool Adj	+ 9.38	Depreciation ( 55%)	- 94,303
Plumbing Adj	+ 3.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 77,158
Adj Base Cost	= 93.68	Lot Value	+ 4,200
Total Area	x 1,576	Indicated Value	= 81,358
Adjusted Cost	= 147,640	Value Per SqFt	51.62

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	6911	21x18		378	8.53		3,224
RSPC	Raised Slab Porch - Covered	6912	12x3		36	34.57		1,245
WDBS	Wood Burning Stove		1		1	1,631.40		1,631



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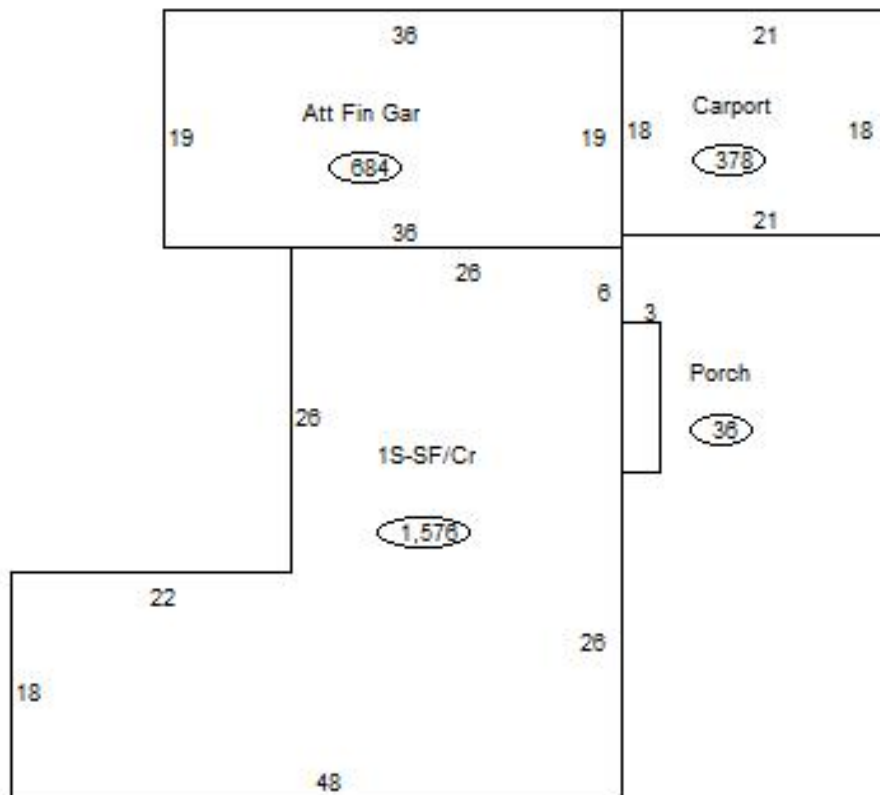
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,576	1.000	1,576
2	G	5		20	Att Fin Gar	684	1.000	684
3	M	CPAT		20	Carport	378	1.000	378
4	M	RSPC		20	Porch	36	1.000	36
<b>Total Building Area</b>						<b>1,576</b>		<b>1,576</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	17x12x8	Base	Formed Metal	204
	Qual 3	Cond 3	Year 2023	Eff Age 3		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.79 x 204)		4,241		4,241	594
						3,647
	PACN	Paving - Concrete / Driveway	32x15x0			480
	Qual 3	Cond 3	Year 1975	Eff Age 51		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 480)		2,002		2,002	1,602
						400
	PACN	Paving - Concrete / Sidewalk	30x3x0			90
	Qual 3	Cond 3	Year 1975	Eff Age 51		
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.21 x 90)		649		649	519
						130
	PACN	Paving - Concrete / Small Sidewalk	11x3x0			33
	Qual 3	Cond 3	Year 1974	Eff Age 52		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.03 x 33)		265		265	212
						53