



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:25:02
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Assessment Data					Primary Image									
Account	300006620													
Parcel ID	2150-00-004-019-0-001-00													
Cadastral ID	2150-004-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24742													
SALAZAR, REBECCA														
1005 S. BROADWAY AVE LAVERNE OK 73848-9124														
Parcel Location														
Situs	00802 MISSOURI DR													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0019 / 0004	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERN - 1-LAVERNE													
1 HOUSE / Driveway 4/14/2022														
Legal Description Lat/Long: 36.70224465 -99.89398045														
SOUTH PARK ADD BLOCK 4 LOT 19 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					
					654/529	THOMAS, DEBRA K.	12/07/2009	20,000	21					
					611/773	BEVILACQUA, DANTA & LEOLA	03/24/2006	50,500	Q					
					568/125	SHRYOCK, STACY & LACIE	11/25/2001	45,000	PQ					
					476/456	DONNA JO EBELING	10/14/1992	19,500	PQ					
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	8,651	581.26					
Year Frozen		Improvements	67,889	67,889		8,147	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	72,089	72,089		8,651	Total Taxable	8,651	581.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006620	SALAZAR, REBECCA	202	72,089	0	8,249	554.00							
2024	2024-300006620	SALAZAR, REBECCA	202	78,173	0	7,856	523.00							
2023	2023-300006620	SALAZAR, REBECCA	202	72,815	0	7,482	502.00							
2022	2022-300006620	SALAZAR, REBECCA	202	59,380	0	7,126	482.00							
2021	2021-300006620	SALAZAR, REBECCA	202	59,380	0	7,126	492.00							
2020	2020-300006620	SALAZAR, CHRIS AND	202	59,380	0	7,126	483.00							
2019	2019-0006620	SALAZAR, CHRIS AND	202	58,238		6,989	417.00							
2018	2018-0006620	SALAZAR, CHRIS AND	202	58,944		7,073	422.00							
2017	2017-0006620	SALAZAR, CHRIS AND	202	59,795		7,175	428.00							
2016	2016-0006620	SALAZAR, CHRIS AND	202	61,001		7,320	437.00							
2015	2015-0006620	SALAZAR, CHRIS AND	202	64,977		7,366	440.00							
2014	2014-0006620	SALAZAR, CHRIS AND	202	66,854		7,016	419.00							
2013	2013-0006620	SALAZAR, CHRIS AND	202	65,504		6,681	399.00							



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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	2.25 - Fair
Quality	2.6 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,664 / 1,664
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	320 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 58

1 HOUSE / Driveway 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	65,433		
Lot Value	4,200		
Indicated Value	69,633	41.85	Per SqFt
Agland Value			
Site Improvements	2,725		
Total Value	72,358	43.48	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	77.46	Total Misc Impr	+ 2,791
Roofing Adj	+ 3.59	Garage Cost	+ 10,790
Subfloor Adj	+ 0.75	Total RCN	= 172,193
Heat/Cool Adj	+ 9.97	Depreciation (62%)	- 106,760
Plumbing Adj	+ 3.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 65,433
Adj Base Cost	= 95.32	Lot Value	+ 4,200
Total Area	x 1,664	Indicated Value	= 69,633
Adjusted Cost	= 158,612	Value Per SqFt	41.85

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6918	11x5		55	37.17		2,044
RSPC	Raised Slab Porch - Covered	6919	20		20	37.33		747



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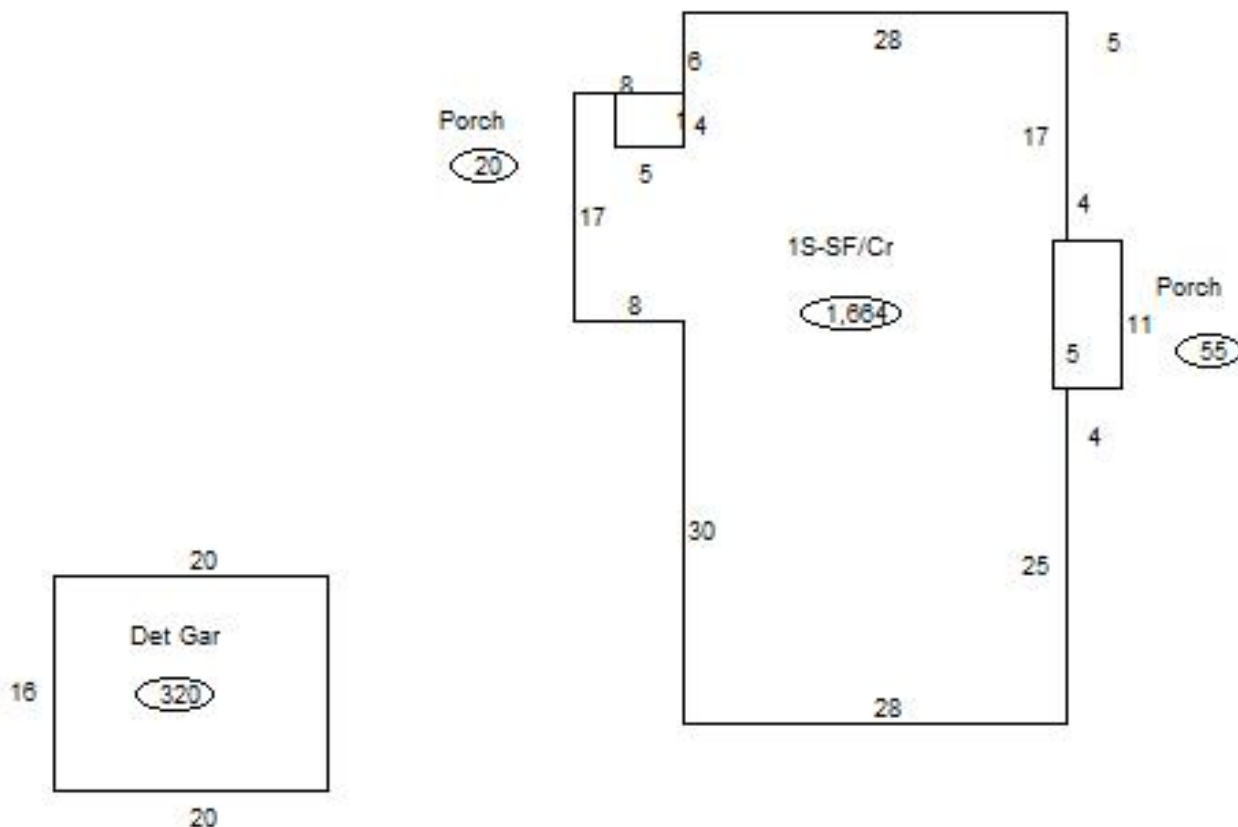
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	55	1.000	55
2	M	RSPC		20	Porch	20	1.000	20
3	G	2		20	Det Gar	320	1.000	320
4	R	1	Crawl	20	1S-SF/Cr	1,664	1.000	1,664
Total Building Area						1,664		1,664



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	15x10x8	Base	Formed Metal	150
	Qual	3	Cond	3	Year	2020
					Eff Age	6
						0
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (21.87 x 150)		3,281		3,281	919	2,362
	PACN	Paving - Concrete DRIVEWAY	30x11x0			330
	Qual	3	Cond	3	Year	1976
					Eff Age	50
						0
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.18 x 330)		1,379		1,379	1,103	276
	PACN	Paving - Concrete SIDEWALK	12x3x0			36
	Qual	3	Cond	3	Year	1976
					Eff Age	50
						0
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (7.99 x 36)		288		288	230	58
	PACN	Paving - Concrete / small sidewalk	6x3x0			18
	Qual	3	Cond	3	Year	1976
					Eff Age	50
						0
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (8.15 x 18)		147		147	118	29