




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:20:39
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Assessment Data					Primary Image									
Account	300006324				 <p>HOUSE 4/30/2025</p>									
Parcel ID	2001-00-083-019-0-001-00													
Cadastral ID	2001-083-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15333													
TIRIQUIZ, EDDY & LETICIA GUARCAS														
PO BOX 884 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00210 NW FOURTH ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0019 / 0083	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70940029 -99.89160338														
LAVERNE ORIG. BLOCK 83 LOTS 19-20-21-22														
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										
745/503	BENTLEY, DUSTIN	06/12/2019	75,000	21										
618/841	MUNDELL, THELMA P. TRUST	10/30/2006	65,000	Q										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	5,600	5,600	12%	672	Assessed	10,736						
Year Frozen		Improvements	83,865	83,865		10,064	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	89,465	89,465		10,736	Total Taxable	10,736						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006324	TIRIQUIZ, EDDY &	202	89,465	0	10,736	721.00							
2024	2024-300006324	TIRIQUIZ, EDDY &	202	88,888	0	10,346	688.00							
2023	2023-300006324	TIRIQUIZ, EDDY &	202	82,411	0	9,853	662.00							
2022	2022-300006324	TIRIQUIZ, EDDY &	202	78,200	0	9,384	635.00							
2021	2021-300006324	TIRIQUIZ, EDDY &	202	75,000	0	9,000	621.00							
2020	2020-300006324	TIRIQUIZ, EDDY &	202	75,000	0	9,000	610.00							
2019	2019-0006324	TIRIQUIZ, EDDY &	202	61,970		6,436	384.00							
2018	2018-0006324	BENTLEY, DUSTIN AND	202	67,085		7,050	421.00							
2017	2017-0006324	BENTLEY, DUSTIN AND	202	65,974		6,917	413.00							
2016	2016-0006324	BENTLEY, DUSTIN AND	202	67,579		7,110	424.00							
2015	2015-0006324	BENTLEY, DUSTIN AND	202	66,699		7,004	418.00							
2014	2014-0006324	BENTLEY, DUSTIN AND	202	73,148		7,275	434.00							
2013	2013-0006324	BENTLEY, DUSTIN AND	202	89,657		7,034	420.00							



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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	100	x	140
Lot Count			
Units Buildable	5600		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	14,000.00	x	.40 = 5,600
Factor Value			
Adjustments			
Lot Value	5,600		



HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
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	480 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1965 / 51

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	

Cost Approach		Manual :	
Base Cost	86.29	Total Misc Impr	+ 1,623
Roofing Adj	+ 3.92	Garage Cost	+ 17,161
Subfloor Adj	+ 0.00	Total RCN	= 184,311
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 103,214
Plumbing Adj	+ 4.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 81,097
Adj Base Cost	= 105.03	Lot Value	+ 5,600
Total Area	x 1,576	Indicated Value	= 86,697
Adjusted Cost	= 165,527	Value Per SqFt	55.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,097		
Lot Value	5,600		
Indicated Value	86,697	55.01	Per SqFt
Agland Value			
Site Improvements	1,736		
Total Value	88,433	56.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	6007	12x4	2000	48	17.11		821
PRCH	Porch	6008	5x3	1965	15	22.90		344
PRCH	Porch	6009	5x4	1965	20	22.88		458



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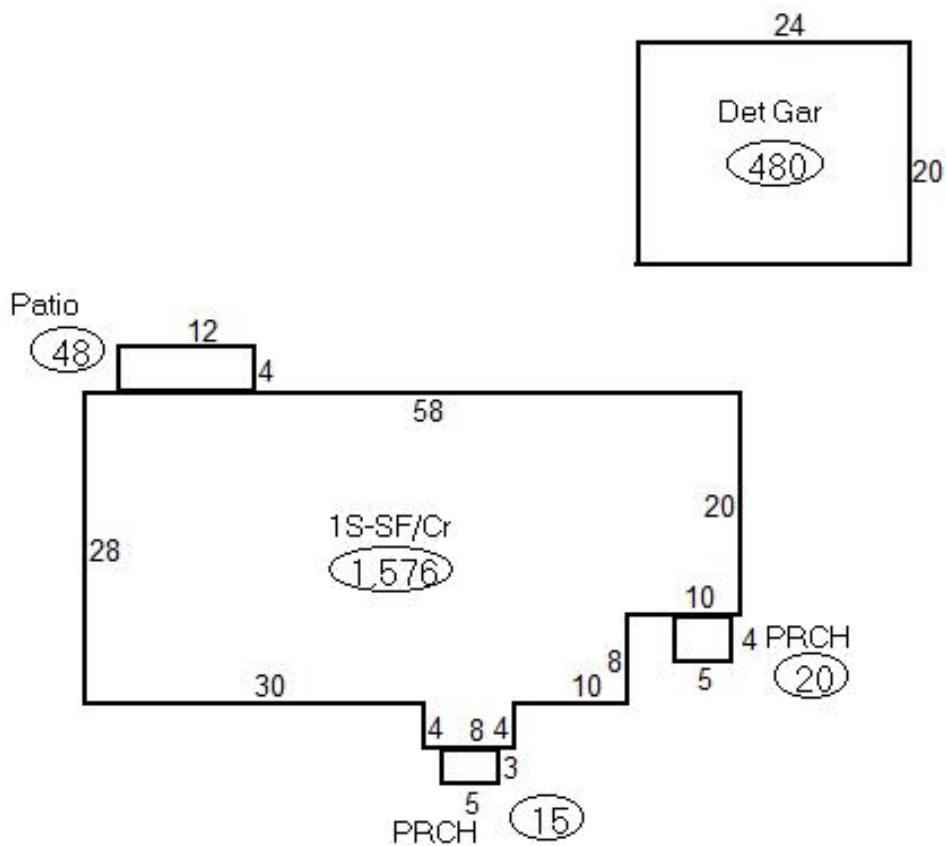
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	48	1.000	48
2	M	PRCH		20	PRCH	15	1.000	15
3	M	PRCH		20	PRCH	20	1.000	20
4	G	2		20	Det Gar	480	1.000	480
5	R	1	Crawl	20	1S-SF/Cr	1,576	1.000	1,576
Total Building Area						1,576		1,576



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	75x20x0	Concrete		1,500
	Qual	4	Cond 4	Year 1965	Eff Age 49	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.02 x 1,500)	7,530		7,530	6,024	1,506
	PACN	Paving - Concrete/ SIDEWALK	20x3x0	Concrete		60
	Qual	4	Cond 4	Year 1965	Eff Age 49	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.58 x 60)	575	0	575	460	115
	PACN	Paving - Concrete/ SIDEWALK FROM DRIVE	20x3x0	Concrete		60
	Qual	4	Cond 4	Year 1965	Eff Age 49	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.58 x 60)	575		575	460	115