



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data				Primary Image							
Account	300006445										
Parcel ID	2100-00-005-001-0-001-00										
Cadastral ID	2100-005-001-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	UR	VI Area 1									
Tax Area	202 - 1T-LAVERNE-C										
Name ID	24286										
TIRIQUIZ, TIPAZ & CANDELARIA MORALES GUARCAS											
PO BOX 707 LAVERNE OK 73848-0000											
Parcel Location											
Situs	01006 W ELM ST										
Subdivision	LOVE ADDN										
Lot/Block	0001 / 0005	Parcel Size 1 - Lots									
Sec/Twn/Rng	/ / /										
Neighborhood	200100 - LAVERNE ORIG\MULTI										
School District	1-LAVERN - 1-LAVERNE										
Legal Description Lat/Long: 36.70116282 -99.89870520				HOUSE 3/13/2023							
LOVES ADD. BLOCK 5 LOT 1 (150' X 140')				Building Permits							
				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					755/574	BECK, SCHUYLER &	10/30/2020	48,000	Q		
					729/280	PURVIANCE, STACY D.	09/12/2017	69,000	21		
					559/394	JONES, TELITHA H.	08/30/2000	25,000	PQ		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap	2021		Land Value	8,400	8,400	12%	1,008	Assessed	5,879	395.01	
Year Frozen			Improvements	40,591	40,591		4,871	Penalty	0		
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0		Total Value	48,991	48,991		5,879	Total Taxable	5,879	395.00	
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300006445	TIRIQUIZ, TIPAZ &			202	48,991	0	5,879	395.00		
2024	2024-300006445	TIRIQUIZ, TIPAZ &			202	51,380	0	6,048	402.00		
2023	2023-300006445	TIRIQUIZ, TIPAZ &			202	48,000	0	5,760	387.00		
2022	2022-300006445	TIRIQUIZ, TIPAZ &			202	48,000	0	5,760	390.00		
2021	2021-300006445	TIRIQUIZ, TIPAZ &			202	48,000	0	5,760	398.00		
2020	2020-300006445	TIRIQUIZ, TIPAZ &			202	65,697	1000	6,884	466.00		
2019	2019-0006445	BECK, SCHUYLER &			202	68,585		7,230	431.00		
2018	2018-0006445	BECK, SCHUYLER &			202	69,000		7,280	434.00		
2017	2017-0006445	BECK, SCHUYLER &			202	56,349		4,307	257.00		
2016	2016-0006445	PURVIANCE, STACY D.			202	56,349		4,152	248.00		
2015	2015-0006445	PURVIANCE, STACY D.			202	55,671		4,002	239.00		
2014	2014-0006445	PURVIANCE, STACY D.			202	59,309		3,857	230.00		
2013	2013-0006445	PURVIANCE, STACY D.			202	69,510		3,715	222.00		



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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	140	x	150
Lot Count			
Units Buildable	8400		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	21,000.00 x .40 = 8,400		
Factor Value			
Adjustments			
Lot Value	8,400		



HOUSE 3/13/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.15 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,600 / 1,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished
Remodel	ROOF -
Year/Eff Age	1960 / 77

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adusted 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	38,902		
Lot Value	8,400		
Indicated Value	47,302	29.56	Per SqFt
Agland Value			
Site Improvements	1,871		
Total Value	49,173	30.73	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	75.08	Total Misc Impr	+ 2,606
Roofing Adj	+ 4.17	Garage Cost	+ 16,790
Subfloor Adj	+ 0.94	Total RCN	= 169,140
Heat/Cool Adj	+ 9.78	Depreciation (77%)	- 130,238
Plumbing Adj	+ 3.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,902
Adj Base Cost	= 93.59	Lot Value	+ 8,400
Total Area	x 1,600	Indicated Value	= 47,302
Adjusted Cost	= 149,744	Value Per SqFt	29.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6271	12x6	1960	72	36.19		2,606



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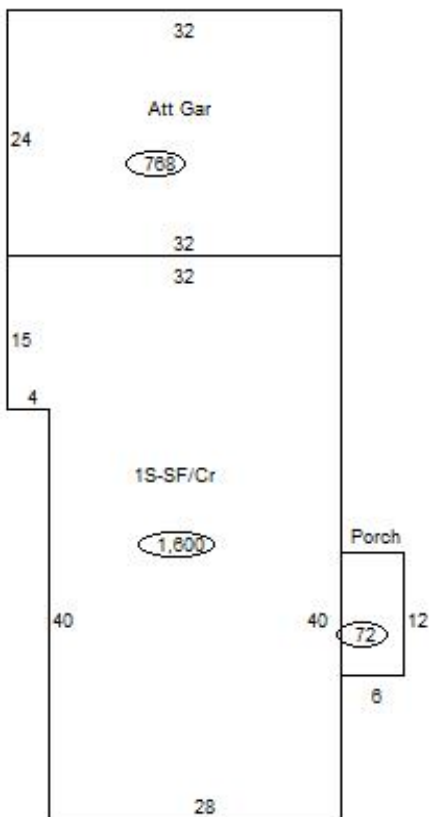
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Sketch Image

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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	72	1.000	72
2	G	1		20	Att Gar	768	1.000	768
3	R	1	Crawl	20	1S-SF/Cr	1,600	1.000	1,600
Total Building Area						1,600		1,600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	6x10x6		Composition Shingle	60	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (27.91 x 60)	1,675		1,675	620	1,055
	PACN	Paving - Concrete	50x20x0			1,000	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.08 x 1,000)	4,080		4,080	3,264	816