



Washita


Data provided by Washita County Assessor County Assessor

Property Information - Date 04/30/2024

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Assessment Data			Primary Image																																																																																	
Account 750009155 Parcel ID C020-00-005-004-0-001-00 Cadastral ID C020-005-004-00-0-001-00 Property Type REAL - Real Property Property Class UR Tax Area 202 - #1 Sentinel Lot Size 1.25 - Lots Owners Name FRITZ, TIMOTHY SHAWN & YOLANDA HIBURN PO BOX 172 SENTINEL OK 73664-0000																																																																																				
Parcel Location Situs 00706 E WHITMER Subdivision Lot/Block 0004 / 0005 Sec/Twn/Rng - - - Neighborhood 11500 - SENTINEL 1					(2)	Image Date 12/2/2022																																																																														
Legal Description SENTINEL, CAPITOL HILL BLK. 5 W 25' OF LOT 4 & E 35' OF 5 60 X 140																																																																																				
<table border="1"> <thead> <tr> <th>Valuation</th> <th>Current Year</th> <th>2023</th> <th>Tax Detail (Millages)</th> <th>%</th> <th>Mills</th> <th>Dollar</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>2,760</td> <td>2,760</td> <td>T02 SentinelCity</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Improvements</td> <td>29,165</td> <td>26,095</td> <td>C001 Washita County General</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>COUNTY GENERAL</td> <td>14.8</td> <td>10.41</td> <td>34.62</td> </tr> <tr> <td>Fair Market Value</td> <td>31,925</td> <td>28,855</td> <td>LIBRARY FUND</td> <td>3.0</td> <td>2.08</td> <td>6.92</td> </tr> <tr> <td>Taxable Value - Capped</td> <td>30,297</td> <td>28,855</td> <td>COMMOND FUND</td> <td>5.9</td> <td>4.16</td> <td>13.84</td> </tr> <tr> <td>Assement Ratio</td> <td>11%</td> <td>11%</td> <td>#1 Sentinel</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gross Assessed</td> <td>3,333</td> <td>3,174</td> <td>GENERAL</td> <td>51.5</td> <td>36.21</td> <td>120.43</td> </tr> <tr> <td>Exemptions</td> <td>0</td> <td>0</td> <td>BUILDING</td> <td>7.3</td> <td>5.17</td> <td>17.19</td> </tr> <tr> <td>Net Assessed</td> <td>3,333</td> <td>3,174</td> <td>VoTechWESTERN OK AREA TECH</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Tax Rate</td> <td>70.3600</td> <td>70.3600</td> <td>GENERAL FUND</td> <td>14.7</td> <td>10.33</td> <td>34.36</td> </tr> <tr> <td>Estimated Taxes</td> <td>234.00</td> <td>223.00</td> <td>BUILDING FUND</td> <td>2.8</td> <td>2.00</td> <td>6.65</td> </tr> </tbody> </table>	Valuation	Current Year	2023	Tax Detail (Millages)	%	Mills	Dollar	Land Value	2,760	2,760	T02 SentinelCity				Improvements	29,165	26,095	C001 Washita County General				Mobile Home	0	0	COUNTY GENERAL	14.8	10.41	34.62	Fair Market Value	31,925	28,855	LIBRARY FUND	3.0	2.08	6.92	Taxable Value - Capped	30,297	28,855	COMMOND FUND	5.9	4.16	13.84	Assement Ratio	11%	11%	#1 Sentinel				Gross Assessed	3,333	3,174	GENERAL	51.5	36.21	120.43	Exemptions	0	0	BUILDING	7.3	5.17	17.19	Net Assessed	3,333	3,174	VoTechWESTERN OK AREA TECH				Tax Rate	70.3600	70.3600	GENERAL FUND	14.7	10.33	34.36	Estimated Taxes	234.00	223.00	BUILDING FUND	2.8	2.00	6.65
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Sale History

Instrument	Book	Page	Grantor	Date	Price	Code
1348-682	1348	682	HAMBLIN,GENTRY &AMANDA	03/2018	33,000	U
1044-586	1044	586	GENTRY & AMANDA HAMBLIN	08/2006	33,000	U
981-442	981	442	REIMER, DOUGLAS RAY	04/2004	35,000	QV

Billed History

Tax Year	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2023	FRITZ, TIMOTHY SHAWN &	202	28,855	0	3,174	223.00
2022	FRITZ, TIMOTHY SHAWN &	202	32,345	0	3,558	250.00
2021	FRITZ, TIMOTHY SHAWN &	202	32,345	0	3,558	250.00
2020	FRITZ, TIMOTHY SHAWN &	202	32,938		3,623	255.00
2019	FRITZ, TIMOTHY SHAWN &	202	33,000		3,631	255.00
2018	FRITZ, TIMOTHY SHAWN &	202	28,896		3,179	224.00
2017	FRITZ, TIMOTHY SHAWN & .	202	29,520		3,248	229.00
2016	FRITZ, TIMOTHY SHAWN & .	202	31,943		3,514	247.00
2015	FRITZ, TIMOTHY SHAWN & .	202	31,180		3,431	241.00
2014	FRITZ, TIMOTHY SHAWN & .	202	33,673		3,705	261.00
2013	FRITZ, TIMOTHY SHAWN & .	202	33,284		3,661	258.00
2012	FRITZ, TIMOTHY SHAWN & .	202	34,580		3,804	268.00
2011	FRITZ, TIMOTHY SHAWN & .	202	34,363		3,758	264.00
2010	FRITZ, TIMOTHY SHAWN & .	202	32,534		3,580	252.00
2009	FRITZ, TIMOTHY SHAWN & .	202	33,000		3,630	255.00

Residential Improvements

Card	Improvement Type	Condition	Quality	Year	Exterior Wall	HVAC	Bed/Bath	Base Area	Total Area
1	1 Single Family Residence	3 - Average	2.5 - Fair	1927	100% Frame, Stucco	100% Warmed & Cooled Air	2 / 1.0	1,004	1,004
				1927				0	0
	Carport - Detached							33x14	462
	Patio - Covered							22x8	176
	Yard Shed - Metal							20x12	240



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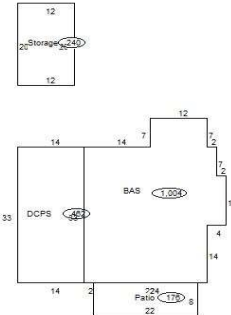
Attached Images

Image ID 42472
Image Date 12/2/2022



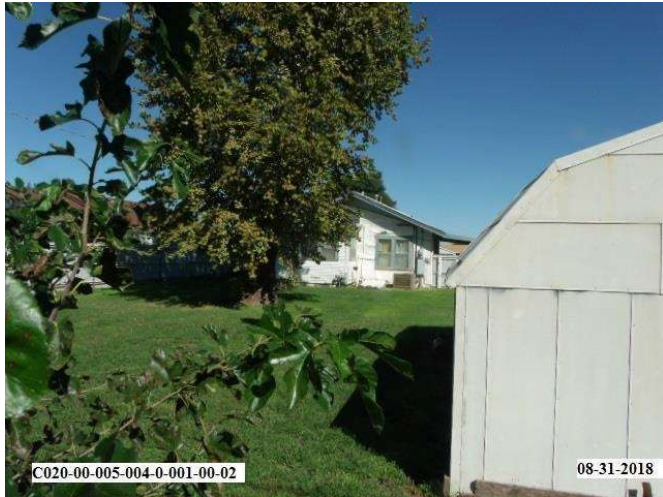
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Image ID 28429
Image Date 10/30/2020



Sketch Image. Saved : 03/06/2023 02:36:08P

Image ID 14714
Image Date 8/16/2019



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Image ID 14715
Image Date 8/16/2019



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Attached Images

Image ID 14716
Image Date 8/16/2019



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