



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:57:07  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004758 <b>Parcel ID</b> 1001-00-007-021-0-001-00 <b>Cadastral ID</b> 1001-007-021-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14340 CENICEROS, JESUS & ELIA CENICEROS  P.O. BOX 62 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00203 SE FIRST ST <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0021 / 0007 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1001-00-007-021-0-001-00 01/05/23</p>																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .30 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	1.25 - Low
Quality	1.25 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,751 / 1,751
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,751
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 116

HOUSE	1/6/2023
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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	28,981		
Lot Value	4,200		
Indicated Value	33,181	18.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	33,181	18.95	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	61.99	Total Misc Impr	+ 9,253
Roofing Adj	+ 2.94	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 144,903
Heat/Cool Adj	+ 8.25	Depreciation ( 80%)	- 115,922
Plumbing Adj	+ 4.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,981
Adj Base Cost	= 77.47	Lot Value	+ 4,200
Total Area	x 1,751	Indicated Value	= 33,181
Adjusted Cost	= 135,650	Value Per SqFt	18.95

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 1940	1	3,665.22		3,665
RSPC	Raised Slab Porch - Covered	2158	28x7	1980	196	28.51		5,588



Harper

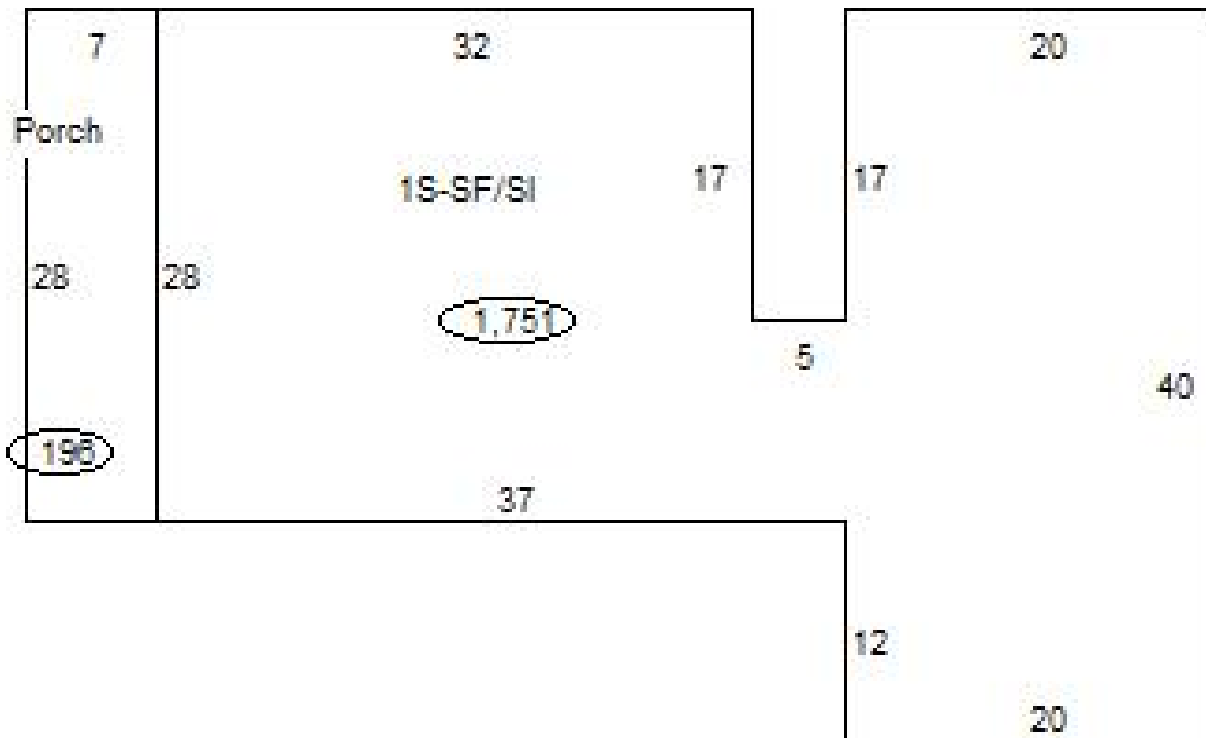
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Sketch Image

300004758



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	196	1.000	196
2	R	1	Slab	20	1S-SF/SI	1,751	1.000	1,751
<b>Total Building Area</b>						1,751		1,751