



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 300004880 <b>Parcel ID</b> 1001-00-036-001-0-001-00 <b>Cadastral ID</b> 1001-036-001-00-0-001-00 <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> 14407 CENICEROS, EMILIO  P.O. BOX 67 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00702 SE SECOND <b>Subdivision</b> BUFFALO ORIG <b>Lot/Block</b> 0001 / 0036 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																						
House 1/9/2023																																																						
<b>Legal Description</b> Lat/Long: 36.82941691 -99.63263362					<b>Building Permits</b>																																																	
BUFFALO ORIG. BLOCK 36 LOTS: 1-2					<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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					568/210	GARCIA, LUIZ ETUX	11/06/2001	3,500	Q																																													
					567/419	CENICEROS, FELIX	09/28/2001	3,500	PQ																																													
					538/618	MARTIN, JOE	08/27/1998	3,000	PQ																																													
					507/544	JAMES, FRANK M., ETUX	12/01/1994	1,000	PQ																																													
					/	CENICEROS, EMILIO																																																
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 2,100</td> <td>2,100</td> <td>12%</td> <td>252</td> <td>Assessed</td> <td>2,369</td> <td>186.54</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 34,299</td> <td>17,641</td> <td> </td> <td>2,117</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 36,399</td> <td>19,741</td> <td> </td> <td>2,369</td> <td>Total Taxable</td> <td>2,369</td> <td>187.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 2,100	2,100	12%	252	Assessed	2,369	186.54	Year Frozen		Improvements 34,299	17,641		2,117	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 36,399	19,741		2,369	Total Taxable	2,369	187.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300004880	CENICEROS, EMILIO	201	36,399	0	2,256	178.00																																															
2024	2024-300004880	CENICEROS, EMILIO	201	36,798	0	2,149	175.00																																															
2023	2023-300004880	CENICEROS, EMILIO	201	24,185	0	2,046	169.00																																															
2022	2022-300004880	CENICEROS, EMILIO	201	24,185	0	1,949	160.00																																															
2021	2021-300004880	CENICEROS, EMILIO	201	24,185	0	1,856	153.00																																															
2020	2020-300004880	CENICEROS, EMILIO	201	24,185	0	1,768	145.00																																															
2019	2019-0004880	CENICEROS, EMILIO	201	24,258		1,683	139.00																																															
2018	2018-0004880	CENICEROS, EMILIO	201	24,258		1,603	133.00																																															
2017	2017-0004880	CENICEROS, EMILIO	201	24,258		1,528	127.00																																															
2016	2016-0004880	CENICEROS, EMILIO	201	24,258		1,455	124.00																																															
2015	2015-0004880	CENICEROS, EMILIO	201	24,295		1,386	110.00																																															
2014	2014-0004880	CENICEROS, EMILIO	201	24,295		1,320	106.00																																															
2013	2013-0004880	CENICEROS, EMILIO	201	27,281		1,257	100.00																																															



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	50 x 140		
Lot Count			
Units Buildable	2100		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,000.00 x .30 = 2,100		
Factor Value			
Adjustments			
Lot Value	2,100		



House 1/9/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	704 / 704
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	704
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103

### 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	15,868		
Lot Value	2,100		
Indicated Value	17,968	25.52	Per SqFt
Agland Value			
Site Improvements	18,220		
Total Value	36,188	51.40	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	88.90	Total Misc Impr	+ 2,534
Roofing Adj	+ 4.03	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 79,340
Heat/Cool Adj	+ 8.78	Depreciation ( 80%)	- 63,472
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,868
Adj Base Cost	= 109.10	Lot Value	+ 2,100
Total Area	x 704	Indicated Value	= 17,968
Adjusted Cost	= 76,806	Value Per SqFt	25.52

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2295	10x8	1940	80	31.67		2,534



Harper

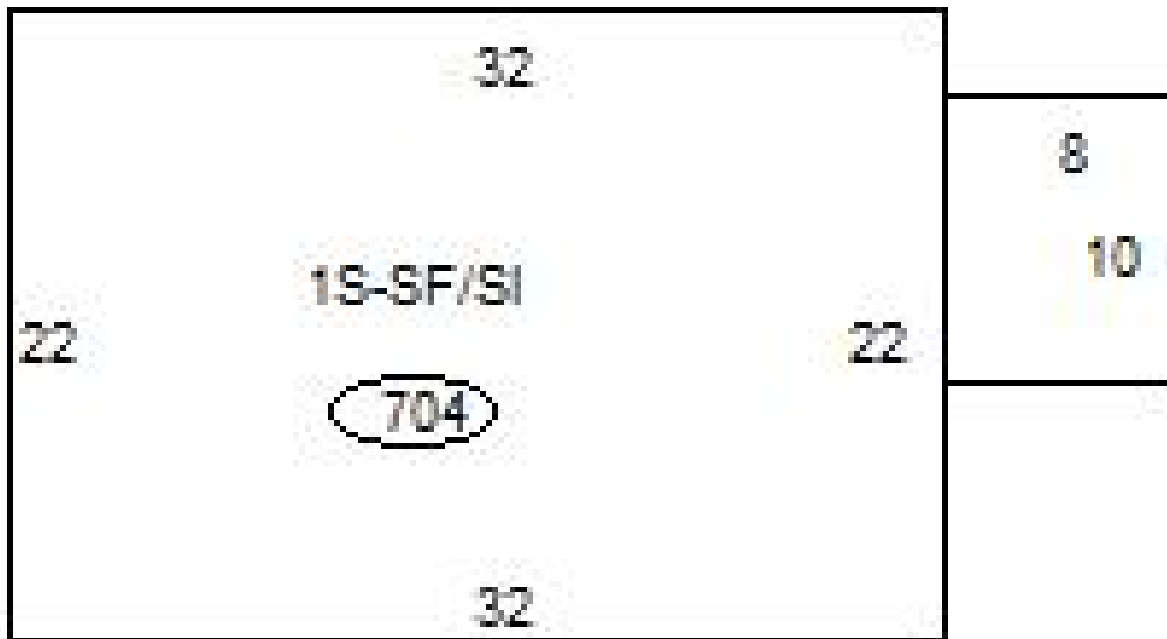
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	704	1.000	704
2	M	RSPC		20	Porch	80	1.000	80
<b>Total Building Area</b>						704		704



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	40x30x12		Formed Metal	1,200		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Warm & Cooled Air		Total Area		360	5,769		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (26.61 x 1,200)		31,932	5,769	37,701	20,359	17,342		
	CPDT	Carport - Detached	40x12x8		Formed Metal	480		
	Qual	2	Cond	2	Year	2000	Eff Age	31
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.08 x 480)		3,398		3,398	2,718	680	
	PACN	Paving - Concrete / Back Slab	12x4x0			48		
	Qual	3	Cond	3	Year	1940	Eff Age	86
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.82 x 48)		375		375	300	75	
	PACN	Paving - Concrete / Sidewalk	28x3x0			84		
	Qual	3	Cond	3	Year	1940	Eff Age	86
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.30 x 84)		613		613	490	123	