




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:59:09
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300004901 Parcel ID 1001-00-046-001-0-001-00 Cadastral ID 1001-046-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 24510 CENICEROS, LORENZO & YESENIA CENICEROS PO BOX 186 BUFFALO OK 73834 Parcel Location Situs 00814 SE FIFTH Subdivision BUFFALO ORIG Lot/Block 0001 / 0046 Parcel Size 8 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1001-00-046-001-0-001-00_004.JPG 1/9/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.82829967 -99.62839389 BUFFALO ORIG. BLOCK 46 LOTS: 1 THRU 8 BOOK 759 PAGE 407																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>759/407</td> <td>MERCER, THOMAS &</td> <td>03/10/2021</td> <td>70,000</td> <td>Q</td> </tr> <tr> <td>725/508</td> <td>EDMONDS, DORIS ELAINE, ET</td> <td>02/21/2017</td> <td>60,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	759/407	MERCER, THOMAS &	03/10/2021	70,000	Q	725/508	EDMONDS, DORIS ELAINE, ET	02/21/2017	60,000	Q																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
759/407	MERCER, THOMAS &	03/10/2021	70,000	Q																																																																																																																					
725/508	EDMONDS, DORIS ELAINE, ET	02/21/2017	60,000	Q																																																																																																																					
Parcel Valuation <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>2022</td> <td>Land Value 8,400</td> <td>8,400</td> <td>12%</td> <td>1,008</td> <td>Assessed</td> <td>8,899</td> <td>700.71</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 65,756</td> <td>65,756</td> <td></td> <td>7,891</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 74,156</td> <td>74,156</td> <td></td> <td>8,899</td> <td>Total Taxable</td> <td>8,899</td> <td>701.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2022	Land Value 8,400	8,400	12%	1,008	Assessed	8,899	700.71	Year Frozen		Improvements 65,756	65,756		7,891	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 74,156	74,156		8,899	Total Taxable	8,899	701.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2022	Land Value 8,400	8,400	12%	1,008	Assessed	8,899	700.71																																																																																																																	
Year Frozen		Improvements 65,756	65,756		7,891	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 74,156	74,156		8,899	Total Taxable	8,899	701.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300004901</td><td>CENICEROS, LORENZO &</td><td>201</td><td>74,156</td><td>0</td><td>8,899</td><td>701.00</td></tr> <tr><td>2024</td><td>2024-300004901</td><td>CENICEROS, LORENZO &</td><td>201</td><td>81,560</td><td>0</td><td>8,820</td><td>718.00</td></tr> <tr><td>2023</td><td>2023-300004901</td><td>CENICEROS, LORENZO &</td><td>201</td><td>70,000</td><td>0</td><td>8,400</td><td>695.00</td></tr> <tr><td>2022</td><td>2022-300004901</td><td>CENICEROS, LORENZO &</td><td>201</td><td>70,000</td><td>0</td><td>8,400</td><td>691.00</td></tr> <tr><td>2021</td><td>2021-300004901</td><td>CENICEROS, LORENZO &</td><td>201</td><td>58,395</td><td>0</td><td>7,007</td><td>578.00</td></tr> <tr><td>2020</td><td>2020-300004901</td><td>MERCER, THOMAS &</td><td>201</td><td>58,395</td><td>0</td><td>7,007</td><td>577.00</td></tr> <tr><td>2019</td><td>2019-0004901</td><td>MERCER, THOMAS &</td><td>201</td><td>59,404</td><td></td><td>7,129</td><td>591.00</td></tr> <tr><td>2018</td><td>2018-0004901</td><td>MERCER, THOMAS &</td><td>201</td><td>60,000</td><td></td><td>7,200</td><td>597.00</td></tr> <tr><td>2017</td><td>2017-0004901</td><td>MERCER, THOMAS &</td><td>201</td><td>47,292</td><td></td><td>4,657</td><td>387.00</td></tr> <tr><td>2016</td><td>2016-0004901</td><td>EDMONDS, DORIS ELAINE, ETAL</td><td>201</td><td>47,292</td><td></td><td>4,435</td><td>377.00</td></tr> <tr><td>2015</td><td>2015-0004901</td><td>TORRANCE, LOIS</td><td>201</td><td>47,438</td><td></td><td>3,224</td><td>256.00</td></tr> <tr><td>2014</td><td>2014-0004901</td><td>TORRANCE, LOIS</td><td>201</td><td>47,438</td><td></td><td>3,101</td><td>248.00</td></tr> <tr><td>2013</td><td>2013-0004901</td><td>TORRANCE, LOIS</td><td>201</td><td>46,958</td><td></td><td>2,981</td><td>237.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300004901	CENICEROS, LORENZO &	201	74,156	0	8,899	701.00	2024	2024-300004901	CENICEROS, LORENZO &	201	81,560	0	8,820	718.00	2023	2023-300004901	CENICEROS, LORENZO &	201	70,000	0	8,400	695.00	2022	2022-300004901	CENICEROS, LORENZO &	201	70,000	0	8,400	691.00	2021	2021-300004901	CENICEROS, LORENZO &	201	58,395	0	7,007	578.00	2020	2020-300004901	MERCER, THOMAS &	201	58,395	0	7,007	577.00	2019	2019-0004901	MERCER, THOMAS &	201	59,404		7,129	591.00	2018	2018-0004901	MERCER, THOMAS &	201	60,000		7,200	597.00	2017	2017-0004901	MERCER, THOMAS &	201	47,292		4,657	387.00	2016	2016-0004901	EDMONDS, DORIS ELAINE, ETAL	201	47,292		4,435	377.00	2015	2015-0004901	TORRANCE, LOIS	201	47,438		3,224	256.00	2014	2014-0004901	TORRANCE, LOIS	201	47,438		3,101	248.00	2013	2013-0004901	TORRANCE, LOIS	201	46,958		2,981	237.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300004901	CENICEROS, LORENZO &	201	74,156	0	8,899	701.00																																																																																																																		
2024	2024-300004901	CENICEROS, LORENZO &	201	81,560	0	8,820	718.00																																																																																																																		
2023	2023-300004901	CENICEROS, LORENZO &	201	70,000	0	8,400	695.00																																																																																																																		
2022	2022-300004901	CENICEROS, LORENZO &	201	70,000	0	8,400	691.00																																																																																																																		
2021	2021-300004901	CENICEROS, LORENZO &	201	58,395	0	7,007	578.00																																																																																																																		
2020	2020-300004901	MERCER, THOMAS &	201	58,395	0	7,007	577.00																																																																																																																		
2019	2019-0004901	MERCER, THOMAS &	201	59,404		7,129	591.00																																																																																																																		
2018	2018-0004901	MERCER, THOMAS &	201	60,000		7,200	597.00																																																																																																																		
2017	2017-0004901	MERCER, THOMAS &	201	47,292		4,657	387.00																																																																																																																		
2016	2016-0004901	EDMONDS, DORIS ELAINE, ETAL	201	47,292		4,435	377.00																																																																																																																		
2015	2015-0004901	TORRANCE, LOIS	201	47,438		3,224	256.00																																																																																																																		
2014	2014-0004901	TORRANCE, LOIS	201	47,438		3,101	248.00																																																																																																																		
2013	2013-0004901	TORRANCE, LOIS	201	46,958		2,981	237.00																																																																																																																		




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:59:09
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	 <p>1001-00-046-001-0-001-00_004.JPG 1/9/2023</p>
Lot Count		
Units Buildable	8400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	28,000.00 x .30 = 8,400	
Factor Value		
Adjustments		
Lot Value	8,400	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,596 / 1,596
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	
Remodel	UPDATED -
Year/Eff Age	1940 / 71

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		

Cost Approach		Manual :	
Base Cost	82.04	Total Misc Impr	+ 11,293
Roofing Adj	+ 3.91	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 172,042
Heat/Cool Adj	+ 10.77	Depreciation (71%)	- 122,150
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,892
Adj Base Cost	= 100.72	Lot Value	+ 8,400
Total Area	x 1,596	Indicated Value	= 58,292
Adjusted Cost	= 160,749	Value Per SqFt	36.52

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	49,892	
Lot Value	8,400	
Indicated Value	58,292	36.52 Per SqFt
Agland Value		
Site Improvements	10,518	
Total Value	68,810	43.11 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	2335	25x10		250	16.63		4,158
PATC	Patio - Covered	8608	26x15		390	12.87		5,019
WODO	Wood Deck - Open	8609	10x9		90	23.51		2,116



Harper

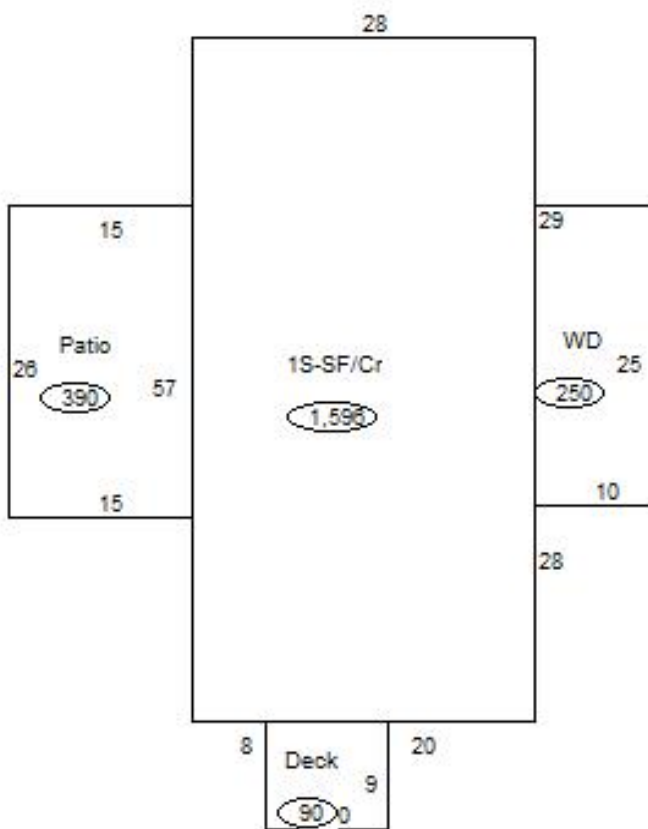
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:59:09
Page 3

Sketch Image

300004901



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		20	WD	250	1.000	250
2	R	1	Crawl	20	1S-SF/Cr	1,596	1.000	1,596
3	M	PATC		20	Patio	390	1.000	390
4	M	WODO		20	Deck	90	1.000	90
Total Building Area						1,596		1,596



Harper







Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:59:09
 Page 4

300004901

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / PATIO	40x15x0			600	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (4.14 x 600)		2,484			2,484	373	2,111
	PACN	Paving - Concrete / SMALL SIDEWALK	15x5x0			75	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (7.43 x 75)		557	0		557	84	473
	PACN	Paving - Concrete / SIDEWALK	35x5x0			175	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (5.99 x 175)		1,048			1,048	157	891
	UTIL	Utility Bldg	16x12x8		Formed Metal	192	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (27.91 x 192)		5,359			5,359	804	4,555
	CPDT	Carport - Detached	20x18x8		Formed Metal	360	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total		RCN	Depr (56% Phys/ % Func)	RCNLD
Base Cost (8.04 x 360)		2,894			2,894	1,621	1,273
	LNT0	Lean To - Attached	22x26x8		Galvanized Metal	572	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total		RCN	Depr (64% Phys/ 0% Func)	RCNLD
Base Cost (5.90 x 572)		3,375			3,375	2,160	1,215