



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:04  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004965 <b>Parcel ID</b> 1070-00-087-002-0-001-00 <b>Cadastral ID</b> 1070-087-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14338 CENICEROS, FELIX & CRISTINA CENICEROS  P O BOX 694 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00102 W BROADWAY <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0002 / 0087 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.82930212 -99.63417647																																																																																																																									
MILLERS ADD. BLOCK 87 LOTS: 2,4,6,8,10					<b>Building Permits</b> <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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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	125 x 117.5	 <p>1070-00-087-002-0-001-00 2/25/2022 ACCT. 4965</p>
Lot Count		
Units Buildable	4406	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,687.50 x .30 = 4,406	
Factor Value		
Adjustments		
Lot Value	4,406	

Residential Data	
Type	6 Mobile Home 76 x
Condition	4 - Good
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,073 / 1,073
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 37

HOUSE & CARPORT 2/28/2022

### 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	20,643		
Lot Value	4,406		
Indicated Value	25,049	23.34	Per SqFt
Agland Value			
Site Improvements	9,178		
Total Value	34,227	31.90	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	49.88	Total Misc Impr	+ 0
Roofing Adj	+ 2.38	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 68,811
Heat/Cool Adj	+ 3.43	Depreciation ( 70%)	- 48,168
Plumbing Adj	+ 8.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,643
Adj Base Cost	= 64.13	Lot Value	+ 4,406
Total Area	x 1,073	Indicated Value	= 25,049
Adjusted Cost	= 68,811	Value Per SqFt	23.34

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
------	-------------	-----------	------	------	-------	-----------	------	-------



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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	13	Crawl	13	SW-MH-MobH/Cr	1,073	1.000	1,073
<b>Total Building Area</b>						1,073		1,073



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>1070-00-087-002-0-003-00 3/25/2022 ACCT. 4965</p>	SHDS	Yard Shed - Metal	16x12x8		Galvanized Metal	192
	Qual	4	Cond 4	Year 2015	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	
Base Cost (22.66 x 192)		4,351		4,351	1,740	2,611
 <p>1070-00-087-002-0-003-00 3/25/2022 ACCT. 4965</p>	CPAT	Carport - Attached	60x14x8	Concrete	Galvanized Metal	840
	Qual	4	Cond 4	Year 2010	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	
Base Cost (10.74 x 840)		9,022		9,022	4,872	4,150
 <p>1070-00-087-002-0-003-00 3/25/2022 ACCT. 4965</p>	CPDT	Carport - Detached	22x24x8		Galvanized Metal	528
	Qual	4	Cond 4	Year 2010	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	
Base Cost (9.95 x 528)		5,254		5,254	2,837	2,417



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value								
<b>Residential Data</b>								
Type	6 Mobile Home 44 x 14			<b>GRM Approach</b>				
Condition	2.75 - Fair			GRM Code				
Quality	3 - Average			Gross Rent				
Architecture	SWMH Singlewide MH			Indicated Value				
Style	100% Single Wide			<b>Multiple Regression</b>				
Exterior Wall	100% Aluminum Sheet			MRA Code				
Base/Total Area	616 / 616			Adusted R				
Style	100% Single Wide			Indicated Value				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	14 Metal, Ribbed			Selection Model				
Area on Slab	0			DEFAULT DEFAULT SELECTION MODEL				
Fixture/RghIn	8 /			Adjustment Model				
Bed/F/H Bath	2 / 2.0 /			DEFAULT DEFAULT ADJUSTMENTS TABLE				
Basement Area				Comparables				
Garage Type				Indicated Value				
Remodel				<b>Value Reconciliation</b>				
Year/Eff Age	1980 / 48			Selected Approach				
<b>Cost Approach</b>		<b>Manual :</b>		Cost Approach				
Base Cost	55.88	Total Misc Impr	+	0	Improvements			
Roofing Adj	+ 2.67	Garage Cost	+		9,764			
Subfloor Adj	+ 0.00	Total RCN	=	48,818	Lot Value			
Heat/Cool Adj	+ 5.99	Depreciation ( 80%)	-	39,054	Indicated Value			
Plumbing Adj	+ 14.71	Lump Sums	+	0	9,764			
Basement Adj	+ 0.00	RCNLD	=	9,764	15.85 Per SqFt			
Adj Base Cost	= 79.25	Lot Value	+		Agland Value			
Total Area	x 616	Indicated Value	=	9,764	Site Improvements			
Adjusted Cost	= 48,818	Value Per SqFt		15.85	Total Value			
				9,764 15.85 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

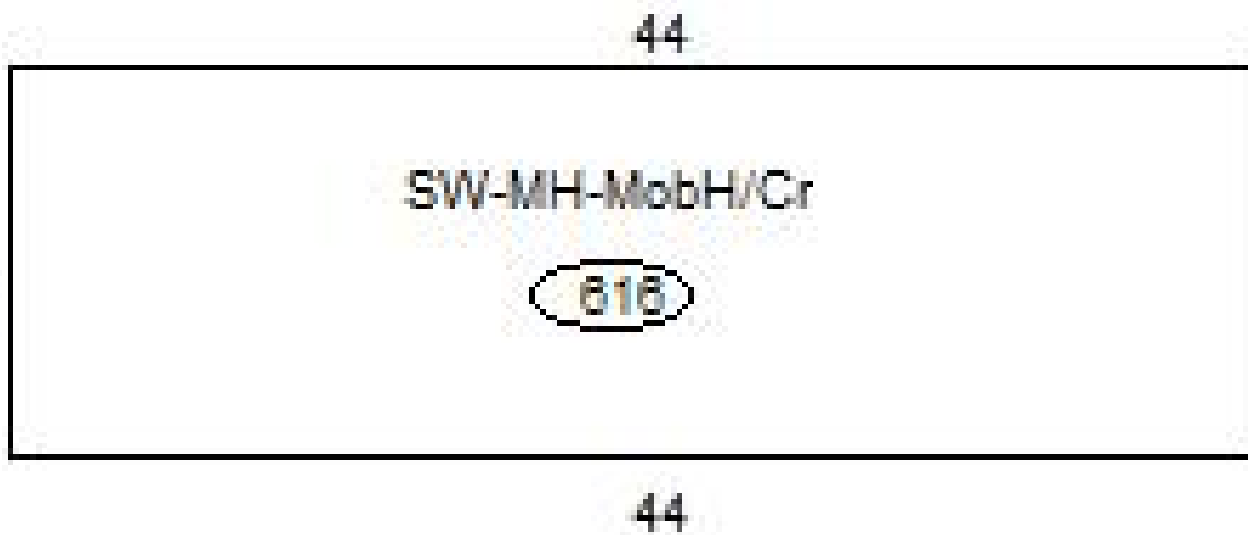
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<b>Total Building Area</b>						616		616