



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:24  
 Page 1

Assessment Data					Primary Image									
Account	300004987				<p>1070-00-091-007-0-001-00 2/25/2022 ACCT. #4987</p>									
Parcel ID	1070-00-091-007-0-001-00													
Cadastral ID	1070-091-007-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14465													
CENICEROS, J. FELIX														
PO BOX 11 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00409 SW FIRST ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0007 / 0091	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83159246 -99.62604508														
MILLERS ADD. BLOCK 91 LOTS: 7,9,11														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					746/138	WILSON, JOLLIVET I.	07/19/2019	22,000	07					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2020		Land Value	3,038	3,038	12%	Assessed	4,379	344.80					
Year Frozen			Improvements	33,449	33,449		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	36,487	36,487		Total Taxable	4,379	345.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300004987	CENICEROS, J. FELIX			201	36,487	0	4,379	345.00					
2024	2024-300004987	CENICEROS, J. FELIX			201	37,949	0	4,373	356.00					
2023	2023-300004987	CENICEROS, J. FELIX			201	34,700	0	4,164	344.00					
2022	2022-300004987	CENICEROS, J. FELIX			201	34,870	0	4,185	344.00					
2021	2021-300004987	CENICEROS, J. FELIX			201	34,870	0	4,185	346.00					
2020	2020-300004987	CENICEROS, J. FELIX			201	34,870	0	4,185	344.00					
2019	2019-0004987	CENICEROS, J. FELIX			201	35,006		2,196	182.00					
2018	2018-0004987	WILSON, JOLLIVET I. & (LIFE ES			201	34,206		2,100	174.00					
2017	2017-0004987	WILSON, JOLLIVET I. &			201	34,206		2,100	175.00					
2016	2016-0004987	WILSON, JOLLIVET I. &			201	34,206		2,100	179.00					
2015	2015-0004987	WILSON, JOLLIVET I. &			201	34,324		2,010	160.00					
2014	2014-0004987	WILSON, JOLLIVET I. &			201	34,324		1,922	154.00					
2013	2013-0004987	WILSON, JOLLIVET I. &			201	27,931		1,837	146.00					



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Date 02/06/2026  
 Time 07:00:24  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 135	
Lot Count		
Units Buildable	3038	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,125.00 x .30 = 3,038	
Factor Value		
Adjustments		
Lot Value	3,038	

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	1,204 / 1,204
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	432 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1936 / 90



1 2/28/2022

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	

Cost Approach		Manual :	
Base Cost	87.72	Total Misc Impr	+ 7,285
Roofing Adj	+ 4.18	Garage Cost	+ 15,981
Subfloor Adj	+ 0.00	Total RCN	= 153,262
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 122,609
Plumbing Adj	+ 5.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,653
Adj Base Cost	= 107.97	Lot Value	+ 3,038
Total Area	x 1,204	Indicated Value	= 33,691
Adjusted Cost	= 129,996	Value Per SqFt	27.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,653		
Lot Value	3,038		
Indicated Value	33,691	27.98	Per SqFt
Agland Value			
Site Improvements	2,889		
Total Value	36,580	30.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2522	24x7		168	39.75		6,678
RSPC	Raised Slab Porch - Covered	2525	5x3		15	40.47		607



Harper

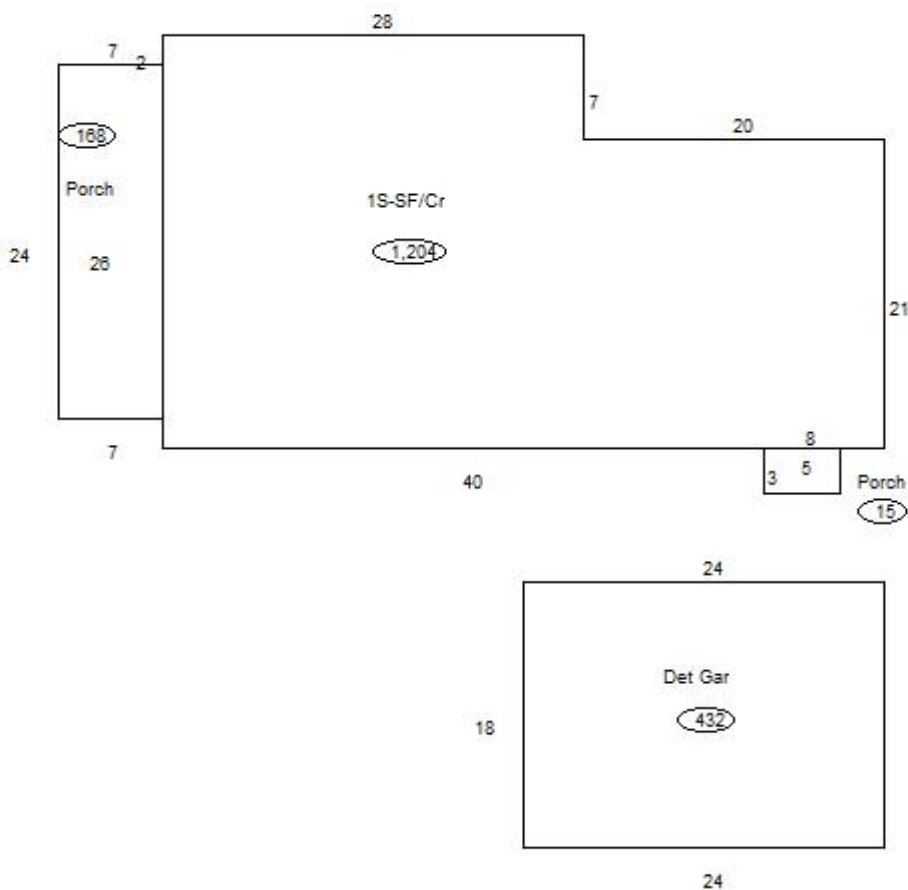
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Date 02/06/2026  
Time 07:00:24  
Page 3

Sketch Image

300004987



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		13	Porch	168	1.000	168
2	R	1	Crawl	13	1S-SF/Cr	1,204	1.000	1,204
3	G	2		13	Det Gar	432	1.000	432
4	M	RSPC		13	Porch	15	1.000	15
<b>Total Building Area</b>						1,204		1,204



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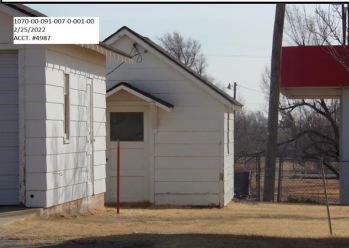
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Date 02/06/2026  
Time 07:00:24  
Page 4

300004987

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x14x0		Composition Roll	168
	Qual 3	Cond 3	Year 2011	Eff Age	15	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.24 x 168)		3,568		3,568	1,820	1,748
	SHDS	Yard Shed - Wood	12x8x8		Composition Roll	96
	Qual 3	Cond 3	Year 2011	Eff Age	15	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.25 x 96)		2,328		2,328	1,187	1,141