




# 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> 300004988 <b>Parcel ID</b> 1070-00-091-013-0-001-00 <b>Cadastral ID</b> 1070-091-013-00-0-001-00 <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> 14465 CENICEROS, J. FELIX  PO BOX 11 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00409 SW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0013 / 0091 <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					 <p>1070-00-091-013-0-001-00 2/25/2022 ACCT. #4988</p> <p>1 2/28/2022</p>														
<b>Legal Description</b> Lat/Long: 36.83008341 -99.63824679																			
MILLERS ADD. BLOCK 91 LOTS 13,15					<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					
Number	Description	Opened	Closed	Amount															
<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>										
					746/138	WILSON, JOLLIVET I.	07/19/2019	22,000	07										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
<b>Remove Cap</b>		<b>Land Value</b>	2,025	2,025	12%	243	<b>Assessed</b>	2,029	159.76										
<b>Year Frozen</b>		<b>Improvements</b>	14,881	14,881		1,786	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	16,906	16,906		2,029	<b>Total Taxable</b>	2,029	160.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300004988	CENICEROS, J. FELIX			201	16,906	0	2,029	160.00										
2024	2024-300004988	CENICEROS, J. FELIX			201	17,971	0	1,942	158.00										
2023	2023-300004988	CENICEROS, J. FELIX			201	17,270	0	1,849	153.00										
2022	2022-300004988	CENICEROS, J. FELIX			201	14,677	0	1,761	145.00										
2021	2021-300004988	CENICEROS, J. FELIX			201	14,677	0	1,761	145.00										
2020	2020-300004988	CENICEROS, J. FELIX			201	14,677	0	1,761	145.00										
2019	2019-0004988	CENICEROS, J. FELIX			201	14,677		1,741	144.00										
2018	2018-0004988	WILSON, JAMES W. & (LIFE EST			201	13,817		1,658	137.00										
2017	2017-0004988	WILSON, JAMES W. &			201	13,817		1,658	138.00										
2016	2016-0004988	WILSON, JAMES W. &			201	13,817		1,658	141.00										
2015	2015-0004988	WILSON, JAMES W. &			201	13,857		1,662	132.00										
2014	2014-0004988	WILSON, JAMES W. &			201	13,857		1,588	127.00										
2013	2013-0004988	WILSON, JAMES W. &			201	15,281		1,511	120.00										



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
<b>Lot Size</b> 50 x 135 <b>Lot Count</b> <b>Units Buildable</b> 2025 <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,750.00 x .30 = 2,025 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 2,025		<p>1070-00-091-013-0-001-00            2/25/2022            ACCT. #4988</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2.75 - Fair
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	576 / 576
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace 1 Wall Air Conditioners (Cour
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	5 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	468 Carport - Gable Roof
<b>Remodel</b>	
<b>Year/Eff Age</b>	1946 / 84



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b>	DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables Indicated Value</b>	

Cost Approach		Manual :	
<b>Base Cost</b>	104.01	<b>Total Misc Impr</b>	+ 718
<b>Roofing Adj</b>	+ 4.96	<b>Garage Cost</b>	+ 3,922
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 74,780
<b>Heat/Cool Adj</b>	+ 1.73	<b>Depreciation ( 80%)</b>	- 59,824
<b>Plumbing Adj</b>	+ 11.08	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 14,956
<b>Adj Base Cost</b>	= 121.77	<b>Lot Value</b>	+ 2,025
<b>Total Area</b>	x 576	<b>Indicated Value</b>	= 16,981
<b>Adjusted Cost</b>	= 70,140	<b>Value Per SqFt</b>	29.48

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	14,956		
<b>Lot Value</b>	2,025		
<b>Indicated Value</b>	16,981	29.48	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	16,981	29.48	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	2527	7x4		28	22.87	640
PATO	Slab Porch - Open	2530	4x2		8	9.78	78



Harper

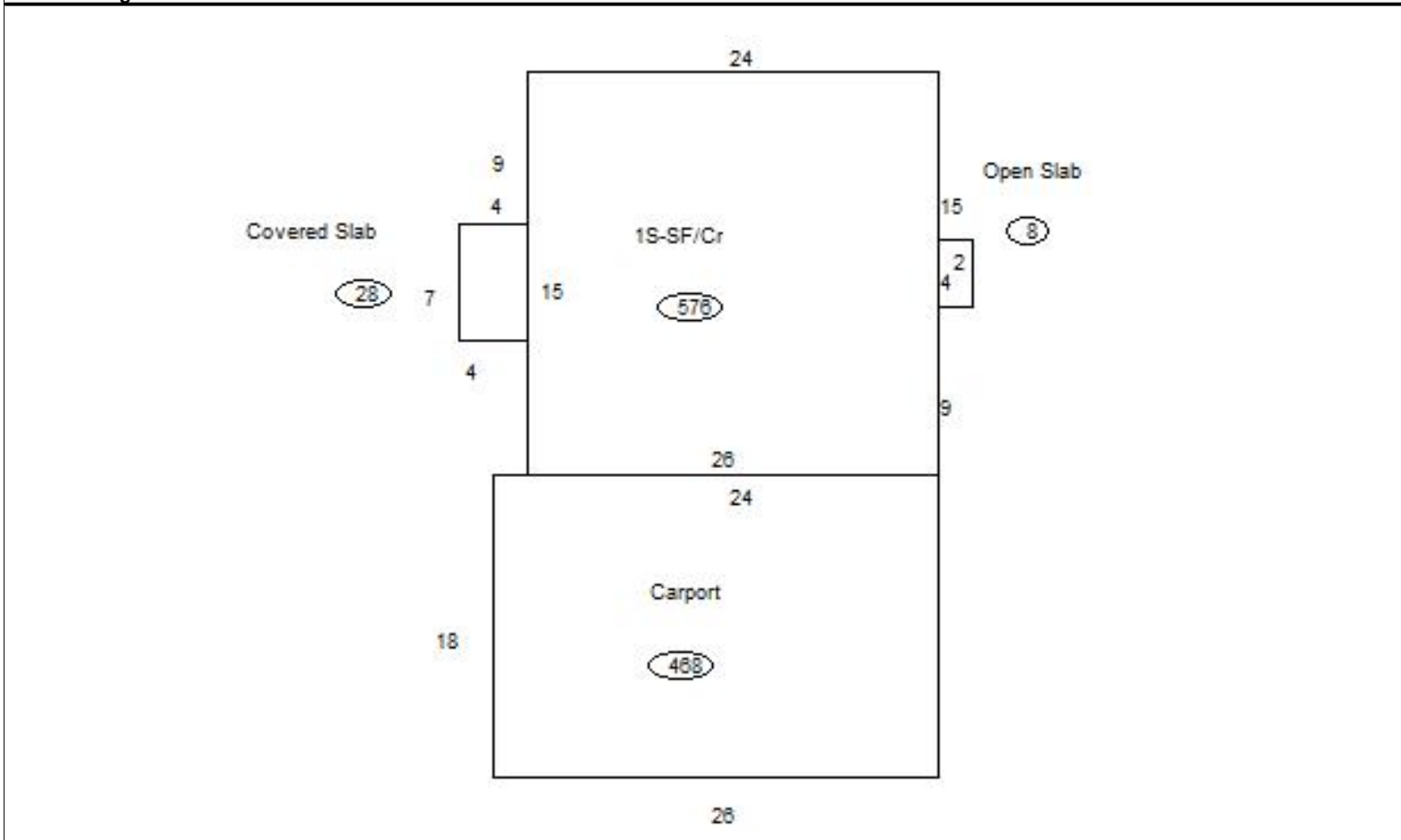
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	Covered Slab	28	1.000	28
2	R	1	Crawl	13	1S-SF/Cr	576	1.000	576
3	G	3		13	Carport	468	1.000	468
4	M	PATO		13	Open Slab	8	1.000	8
<b>Total Building Area</b>						576		576