



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:32  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004998 <b>Parcel ID</b> 1070-00-092-014-0-001-00 <b>Cadastral ID</b> 1070-092-014-00-0-001-00 <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> 14470 CENICEROS, JUAN IGNACIO  P O BOX 67 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00414 SW FIRST ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0014 / 0092 <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>1070-00-092-014-0-001-00            2/25/2022            ACCT/ #4998</p> <p>HOUSE 2/28/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83644190 -99.63107095 MILLERS ADD BLOCK 92 LOTS: 14-16																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	50 x 117.5		
Lot Count			
Units Buildable	1763		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	5,875.00 x .30 = 1,763		
Factor Value			
Adjustments			
Lot Value	1,763		



HOUSE 2/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	2.95 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	786 / 786
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 87

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	19,190		
Lot Value	1,763		
Indicated Value	20,953	26.66	Per SqFt
Agland Value			
Site Improvements	315		
Total Value	21,268	27.06	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	100.71	Total Misc Impr	+ 5,308
Roofing Adj	+ 4.77	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 95,950
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 76,760
Plumbing Adj	+ 8.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,190
Adj Base Cost	= 115.32	Lot Value	+ 1,763
Total Area	x 786	Indicated Value	= 20,953
Adjusted Cost	= 90,642	Value Per SqFt	26.66

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2537	19x7		133	39.91		5,308



Harper

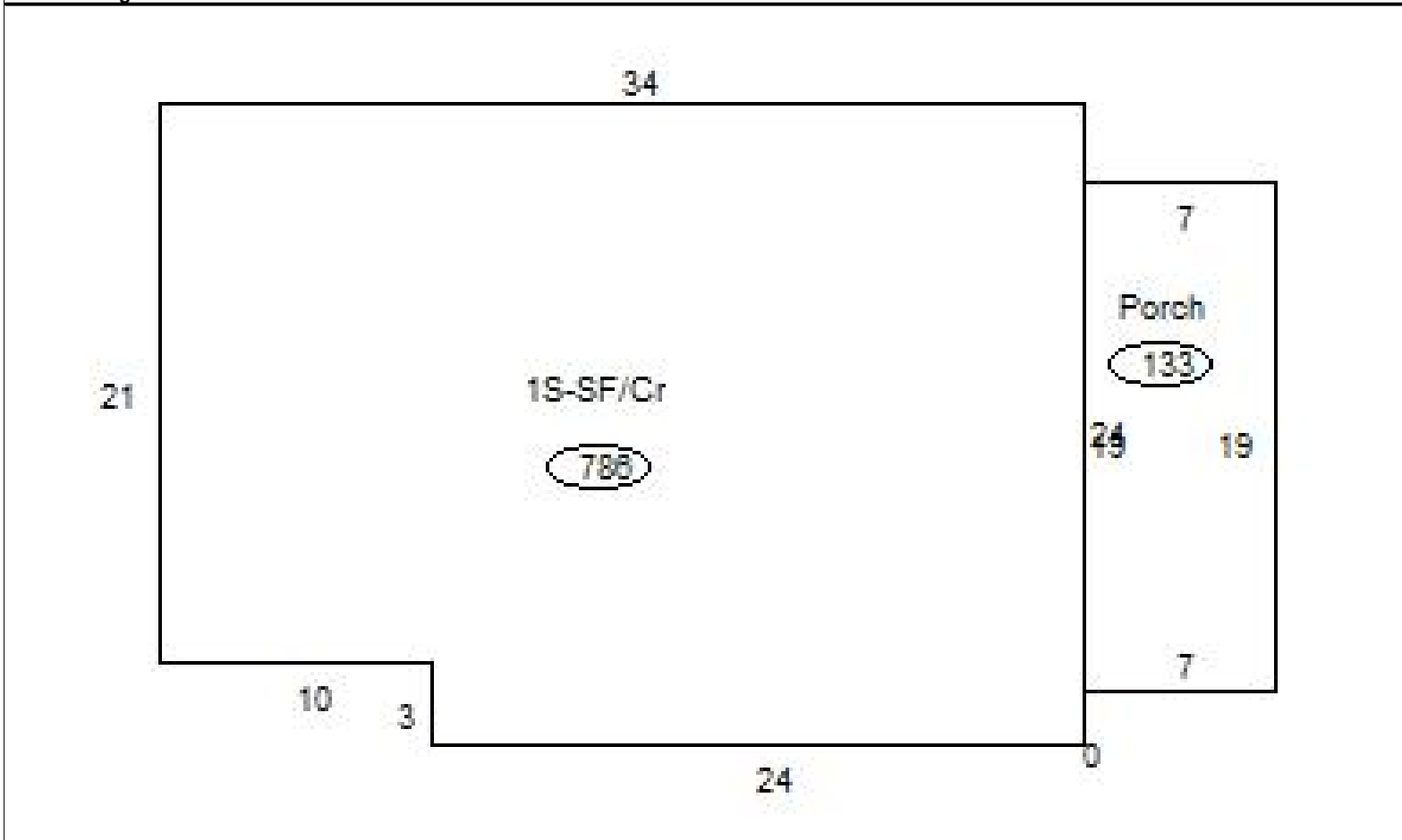
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Sketch Image

300004998



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1S-SF/Cr	786	1.000	786
2	M	RSPC		13	Porch	133	1.000	133
<b>Total Building Area</b>						786		786



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal	12x9x6		Galvanized Metal	108		
	Qual	1	Cond	1	Year	1980	Eff Age	64
						0		
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (14.58 x 108)	1,575		1,575	1,260	315	