




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:34  
 Page 1

Assessment Data					Primary Image				
Account	300005000				 <p>1070-00-092-018-0-001-00 2/25/2022 ACT# 45000</p> <p>1 <span style="float: right;">2/28/2022</span></p>				
Parcel ID	1070-00-092-018-0-001-00								
Cadastral ID	1070-092-018-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	4						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	14472								
CENICEROS, JUAN IGNACIO & MARIA ESPERANZA ESQUIVEL									
PO BOX 67 BUFFALO OK 73834-0000									
<b>Parcel Location</b>									
Situs	00418 SW FIRST ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0018 / 0092	Parcel Size	2 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.83050615 -99.63828064									
<b>Building Permits</b>									
MILLERS ADD BLOCK 92 LOTS: 18-20									
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>				
					Bk/Pg	Grantor	Date	Price	Code
					722/396	COX, EARNEST EUGENE	07/15/2016	20,000	21
					536/279	DOWNEY, JOHN R., ETUX	06/04/1998	9,000	PQ
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	1,763	1,763	12%	212	Assessed	3,025	238.19
Year Frozen		Improvements	23,436	23,436		2,813	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	25,199	25,199		3,025	Total Taxable	3,025	238.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300005000	CENICEROS, JUAN IGNACIO &	201	25,199	0	2,977	234.00		
2024	2024-300005000	CENICEROS, JUAN IGNACIO &	201	27,861	0	2,835	231.00		
2023	2023-300005000	CENICEROS, JUAN IGNACIO &	201	26,225	0	2,700	223.00		
2022	2022-300005000	CENICEROS, JUAN IGNACIO &	201	21,428	0	2,572	212.00		
2021	2021-300005000	CENICEROS, JUAN IGNACIO &	201	21,428	0	2,572	212.00		
2020	2020-300005000	CENICEROS, JUAN IGNACIO &	201	21,428	0	2,572	212.00		
2019	2019-0005000	CENICEROS, JUAN IGNACIO &	201	21,428		2,572	213.00		
2018	2018-0005000	CENICEROS, JUAN IGNACIO &	201	21,428		2,521	209.00		
2017	2017-0005000	CENICEROS, JUAN IGNACIO &	201	20,000		2,401	200.00		
2016	2016-0005000	COX, EARNEST EUGENE	201	20,953		793	67.00		
2015	2015-0005000	NICHOLS, ILLENE (LIFE EST)	201	21,021		741	59.00		
2014	2014-0005000	NICHOLS, ILLENE (LIFE EST)	201	21,021		690	55.00		
2013	2013-0005000	NICHOLS, ILLENE (LIFE EST)	201	24,103		641	51.00		




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:34  
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 117.5	 <p>1070-00-092-018-0-001-00 2/25/2022 ACTL #5000</p>
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	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	800 / 800
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 / 82

1 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	

Cost Approach		Manual :	
Base Cost	95.85	Total Misc Impr	+ 8,093
Roofing Adj	+ 4.73	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 96,317
Heat/Cool Adj	+ 1.73	Depreciation ( 78%)	- 75,127
Plumbing Adj	+ 7.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,190
Adj Base Cost	= 110.28	Lot Value	+ 1,763
Total Area	x 800	Indicated Value	= 22,953
Adjusted Cost	= 88,224	Value Per SqFt	28.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,190		
Lot Value	1,763		
Indicated Value	22,953	28.69	Per SqFt
Agland Value			
Site Improvements	2,259		
Total Value	25,212	31.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	2539	32x16		512	9.22		4,721
RSPC	OPEN PORCH	2540	12x7		84	40.14		3,372



Harper

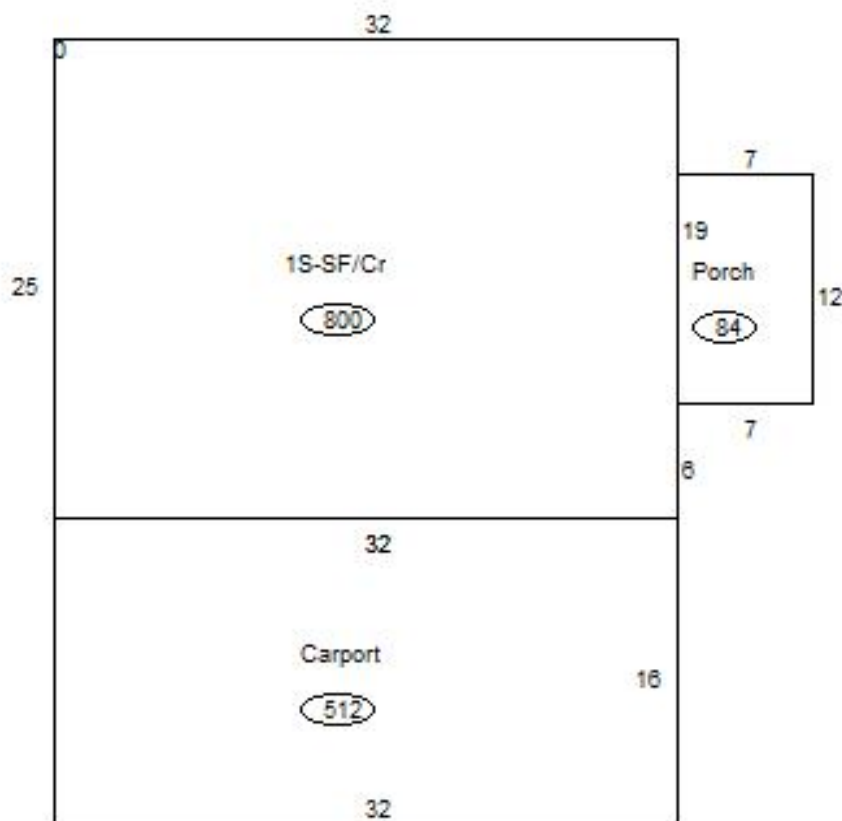
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:34  
 Page 3

Sketch Image

300005000



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	CPAT		13	Carport	512	1.000	512
2	M	RSPC		13	Porch	84	1.000	84
3	R	1	Crawl	13	1S-SF/Cr	800	1.000	800
<b>Total Building Area</b>						<b>800</b>		<b>800</b>



# Harper


## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:00:34  
 Page 4

300005000

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PAVA	Paving - Asphalt	35x9x0			315		
	Qual	3	Cond	3	Year	2012	Eff Age	14
						0		
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (4.47 x 315)		1,408			1,408	1,126	282	
	PATC	Patio - Covered	10x4x0			40		
	Qual	3	Cond	3	Year	2009	Eff Age	17
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (16.25 x 40)		650			650	397	253
	SHDS	Shed - Small	20x12x10		Composition Roll	240		
	Qual	4	Cond	4	Year	1995	Eff Age	25
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.53 x 240)		5,167			5,167	3,514	1,653
	PACN	Paving - Concrete sidewalk	15x3x0			45		
	Qual	3	Cond	3	Year	1940	Eff Age	86
						0		
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (7.86 x 45)		354			354	283	71	