




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:02  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005317 <b>Parcel ID</b> 1070-00-166-018-0-001-00 <b>Cadastral ID</b> 1070-166-018-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 24462 CENICEROS, FELIX & CRISTINA CENICEROS  PO BOX 694 BUFFALO OK 73834  <b>Parcel Location</b> <b>Situs</b> 00202 NW SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0018 / 0166 <b>Parcel Size</b> 4 - 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: 36.88700099 -99.85221433										HOUSE 2/11/2025																																																																																																															
<b>Legal Description</b> MILLERS ADD BLOCK 166 LOTS 18-20-22-24					<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> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>758/433</td> <td>VAN HOOSER, EVA. &amp;</td> <td>02/12/2021</td> <td>31,000</td> <td>Q</td> </tr> <tr> <td>602/770</td> <td>PEARSON, JOE S., TRUSTEE</td> <td>05/05/2005</td> <td>29,000</td> <td>Q</td> </tr> <tr> <td>/</td> <td>VAN HOOSER, EVA. &amp;</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	758/433	VAN HOOSER, EVA. &	02/12/2021	31,000	Q	602/770	PEARSON, JOE S., TRUSTEE	05/05/2005	29,000	Q	/	VAN HOOSER, EVA. &																																																																																					
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
758/433	VAN HOOSER, EVA. &	02/12/2021	31,000	Q																																																																																																																					
602/770	PEARSON, JOE S., TRUSTEE	05/05/2005	29,000	Q																																																																																																																					
/	VAN HOOSER, EVA. &																																																																																																																								
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 3,525</td> <td>3,525</td> <td>12%</td> <td>423</td> <td>Assessed</td> <td>4,083</td> <td>321.50</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 30,498</td> <td>30,498</td> <td> </td> <td>3,660</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 34,023</td> <td>34,023</td> <td> </td> <td>4,083</td> <td>Total Taxable</td> <td>4,083</td> <td>321.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2022	Land Value 3,525	3,525	12%	423	Assessed	4,083	321.50	Year Frozen		Improvements 30,498	30,498		3,660	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 34,023	34,023		4,083	Total Taxable	4,083	321.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2022	Land Value 3,525	3,525	12%	423	Assessed	4,083	321.50																																																																																																																	
Year Frozen		Improvements 30,498	30,498		3,660	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 34,023	34,023		4,083	Total Taxable	4,083	321.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005317</td><td>CENICEROS, FELIX &amp;</td><td>201</td><td>34,023</td><td>0</td><td>4,083</td><td>321.00</td></tr> <tr><td>2024</td><td>2024-300005317</td><td>CENICEROS, FELIX &amp;</td><td>201</td><td>35,456</td><td>0</td><td>4,101</td><td>334.00</td></tr> <tr><td>2023</td><td>2023-300005317</td><td>CENICEROS, FELIX &amp;</td><td>201</td><td>32,705</td><td>0</td><td>3,906</td><td>323.00</td></tr> <tr><td>2022</td><td>2022-300005317</td><td>CENICEROS, FELIX &amp;</td><td>201</td><td>31,000</td><td>0</td><td>3,720</td><td>306.00</td></tr> <tr><td>2021</td><td>2021-300005317</td><td>CENICEROS, FELIX &amp;</td><td>201</td><td>36,524</td><td>1000</td><td>3,383</td><td>279.00</td></tr> <tr><td>2020</td><td>2020-300005317</td><td>VAN HOOSER, EVA. &amp;</td><td>201</td><td>36,524</td><td>1000</td><td>3,383</td><td>278.00</td></tr> <tr><td>2019</td><td>2019-0005317</td><td>VAN HOOSER, EVA. &amp;</td><td>201</td><td>36,524</td><td> </td><td>3,383</td><td>280.00</td></tr> <tr><td>2018</td><td>2018-0005317</td><td>VAN HOOSER, EVA. &amp;</td><td>201</td><td>36,524</td><td> </td><td>3,383</td><td>281.00</td></tr> <tr><td>2017</td><td>2017-0005317</td><td>VAN HOOSER, EVA. &amp;</td><td>201</td><td>36,524</td><td> </td><td>3,383</td><td>281.00</td></tr> <tr><td>2016</td><td>2016-0005317</td><td>VAN HOOSER, EVA. &amp;</td><td>201</td><td>36,524</td><td> </td><td>3,319</td><td>282.00</td></tr> <tr><td>2015</td><td>2015-0005317</td><td>VAN HOOSER, EVA. &amp;</td><td>201</td><td>36,653</td><td> </td><td>3,192</td><td>253.00</td></tr> <tr><td>2014</td><td>2014-0005317</td><td>VAN HOOSER, EVA. &amp;</td><td>201</td><td>36,653</td><td> </td><td>3,070</td><td>246.00</td></tr> <tr><td>2013</td><td>2013-0005317</td><td>VAN HOOSER, EVA. &amp;</td><td>201</td><td>38,948</td><td> </td><td>2,952</td><td>235.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005317	CENICEROS, FELIX &	201	34,023	0	4,083	321.00	2024	2024-300005317	CENICEROS, FELIX &	201	35,456	0	4,101	334.00	2023	2023-300005317	CENICEROS, FELIX &	201	32,705	0	3,906	323.00	2022	2022-300005317	CENICEROS, FELIX &	201	31,000	0	3,720	306.00	2021	2021-300005317	CENICEROS, FELIX &	201	36,524	1000	3,383	279.00	2020	2020-300005317	VAN HOOSER, EVA. &	201	36,524	1000	3,383	278.00	2019	2019-0005317	VAN HOOSER, EVA. &	201	36,524		3,383	280.00	2018	2018-0005317	VAN HOOSER, EVA. &	201	36,524		3,383	281.00	2017	2017-0005317	VAN HOOSER, EVA. &	201	36,524		3,383	281.00	2016	2016-0005317	VAN HOOSER, EVA. &	201	36,524		3,319	282.00	2015	2015-0005317	VAN HOOSER, EVA. &	201	36,653		3,192	253.00	2014	2014-0005317	VAN HOOSER, EVA. &	201	36,653		3,070	246.00	2013	2013-0005317	VAN HOOSER, EVA. &	201	38,948		2,952	235.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300005317	CENICEROS, FELIX &	201	34,023	0	4,083	321.00																																																																																																																		
2024	2024-300005317	CENICEROS, FELIX &	201	35,456	0	4,101	334.00																																																																																																																		
2023	2023-300005317	CENICEROS, FELIX &	201	32,705	0	3,906	323.00																																																																																																																		
2022	2022-300005317	CENICEROS, FELIX &	201	31,000	0	3,720	306.00																																																																																																																		
2021	2021-300005317	CENICEROS, FELIX &	201	36,524	1000	3,383	279.00																																																																																																																		
2020	2020-300005317	VAN HOOSER, EVA. &	201	36,524	1000	3,383	278.00																																																																																																																		
2019	2019-0005317	VAN HOOSER, EVA. &	201	36,524		3,383	280.00																																																																																																																		
2018	2018-0005317	VAN HOOSER, EVA. &	201	36,524		3,383	281.00																																																																																																																		
2017	2017-0005317	VAN HOOSER, EVA. &	201	36,524		3,383	281.00																																																																																																																		
2016	2016-0005317	VAN HOOSER, EVA. &	201	36,524		3,319	282.00																																																																																																																		
2015	2015-0005317	VAN HOOSER, EVA. &	201	36,653		3,192	253.00																																																																																																																		
2014	2014-0005317	VAN HOOSER, EVA. &	201	36,653		3,070	246.00																																																																																																																		
2013	2013-0005317	VAN HOOSER, EVA. &	201	38,948		2,952	235.00																																																																																																																		



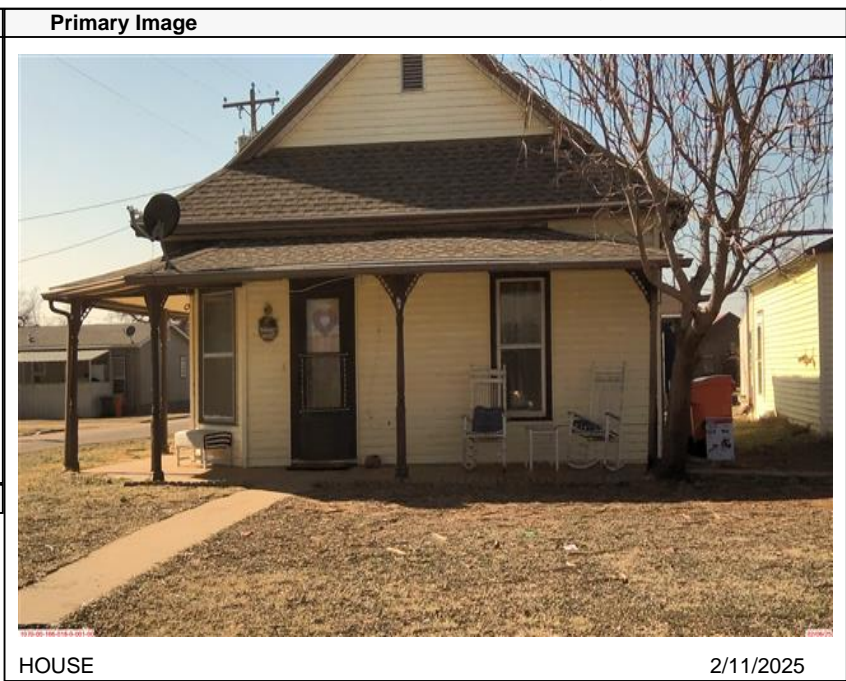
# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:03  
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	100	x	117.5
Lot Count			
Units Buildable	3525		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	11,750.00	x	.30 = 3,525
Factor Value			
Adjustments			
Lot Value	3,525		



HOUSE 2/11/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,254 / 1,254
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	660 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1941 / 94

### 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	29,676		
Lot Value	3,525		
Indicated Value	33,201	26.48	Per SqFt
Agland Value			
Site Improvements	1,450		
Total Value	34,651	27.63	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.79	Total Misc Impr	+ 5,179
Roofing Adj	+ 3.75	Garage Cost	+ 17,890
Subfloor Adj	+ 0.99	Total RCN	= 148,381
Heat/Cool Adj	+ 9.78	Depreciation ( 80%)	- 118,705
Plumbing Adj	+ 4.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,676
Adj Base Cost	= 99.93	Lot Value	+ 3,525
Total Area	x 1,254	Indicated Value	= 33,201
Adjusted Cost	= 125,312	Value Per SqFt	26.48

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	3115	260	1941	260	19.92		5,179



Harper

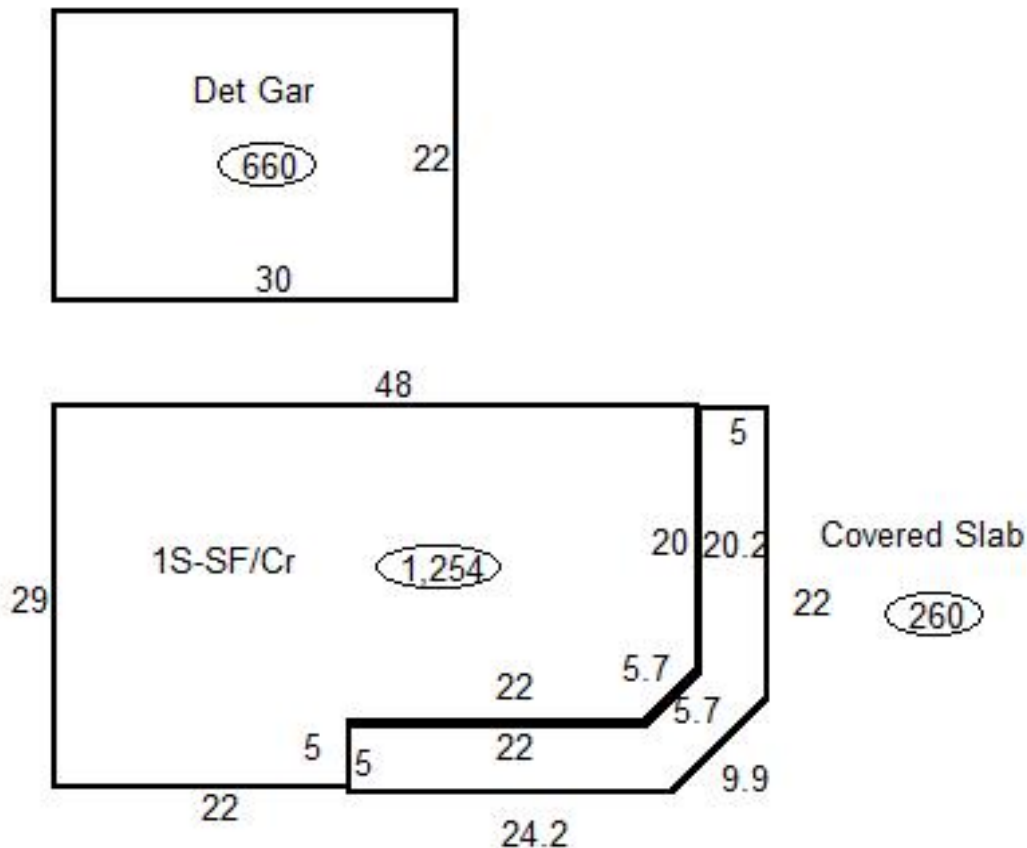
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:05:03  
 Page 3

Sketch Image

300005317



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	260	1.000	260
2	R	1	Crawl	20	1S-SF/Cr	1,254	1.000	1,254
3	G	2		20	Det Gar	660	1.000	660
<b>Total Building Area</b>						1,254		1,254



# Harper




## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:05:03  
Page 4

300005317

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete SIDEWALK	40x3x0	Concrete		120
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.78 x 120)	814		814	651	163
	SHDS	Shed - Small / ATTACHED TO GARAGE	10x8x6	Base	Formed Metal	80
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.23 x 80)	2,098		2,098	1,469	629
	PACN	Paving - Concrete / DRIVEWAY	40x20x0	Concrete		800
	Qual	3	Cond 3	Year 1941	Eff Age 85	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.11 x 800)	3,288		3,288	2,630	658