



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300005338 Parcel ID 1070-00-169-014-0-001-00 Cadastral ID 1070-169-014-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14338 CENICEROS, FELIX & CRISTINA CENICEROS P O BOX 694 BUFFALO OK 73834-0000 Parcel Location Situs 00210 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0014 / 0169 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-169-014-0-001-00 02/22/24</p>																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 135	
Lot Count		
Units Buildable	4050	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,500.00 x .30 = 4,050	
Factor Value		
Adjustments		
Lot Value	4,050	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,280 / 1,280
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	
Remodel	
Year/Eff Age	1951 / 75

HOUSE	2/23/2024
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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	83.16	Total Misc Impr	+ 2,798
Roofing Adj	+ 4.11	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 134,676
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 99,660
Plumbing Adj	+ 4.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,016
Adj Base Cost	= 103.03	Lot Value	+ 4,050
Total Area	x 1,280	Indicated Value	= 39,066
Adjusted Cost	= 131,878	Value Per SqFt	30.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,016		
Lot Value	4,050		
Indicated Value	39,066	30.52	Per SqFt
Agland Value			
Site Improvements	11,813		
Total Value	50,879	39.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3164	4x3		12	9.78		117
PRCH	Slab Porch - Covered	3165	108		108	22.65		2,446
PATO	Slab Porch - Open	3166	6x4		24	9.78		235



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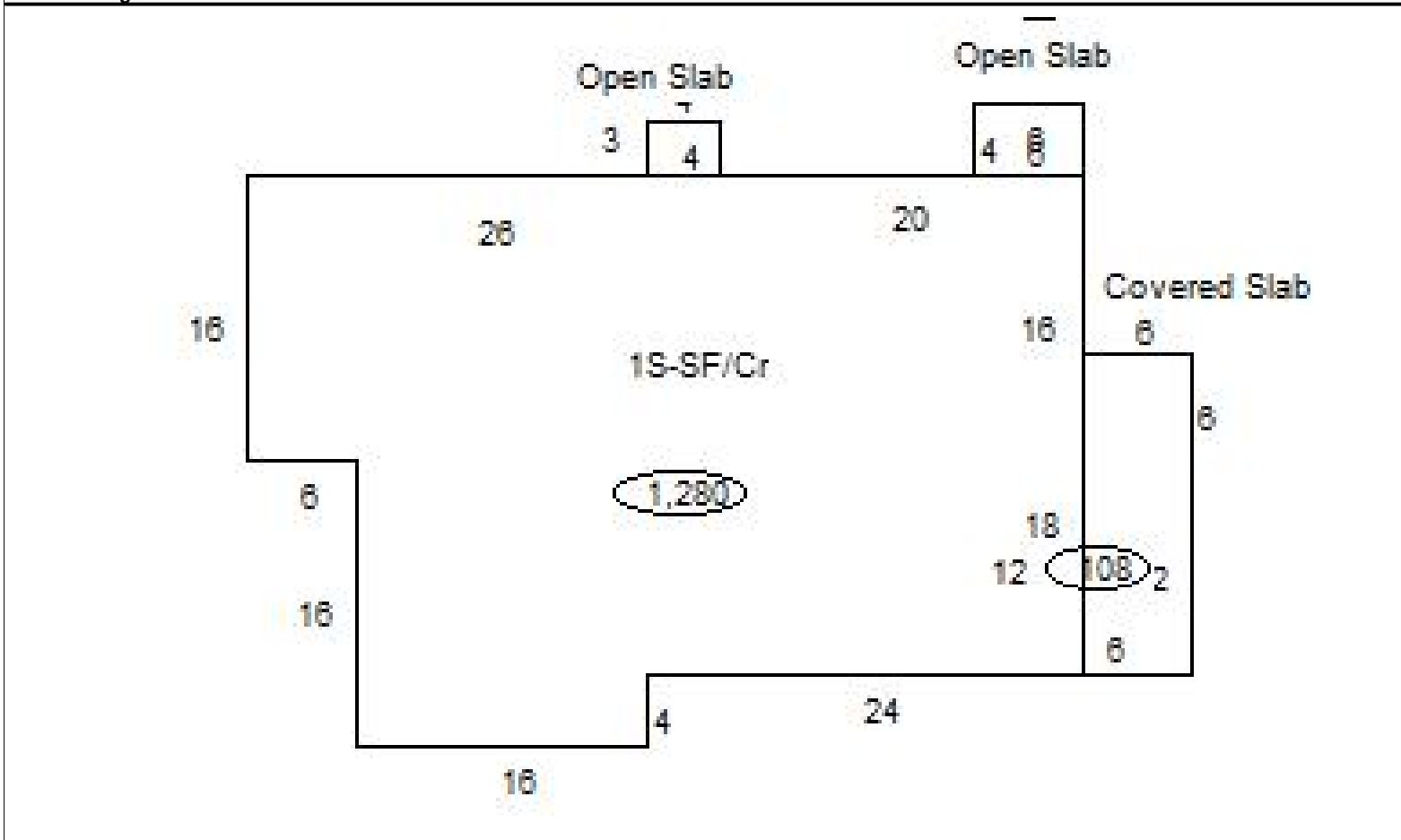
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Sketch Image

300005338



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	12	1.000	12
2	M	PRCH		20	Covered Slab	108	1.000	108
3	M	PATO		20	Open Slab	24	1.000	24
4	R	1	Crawl	20	1S-SF/Cr	1,280	1.000	1,280
Total Building Area						1,280		1,280



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awning	24x18x8	Concrete	Formed Metal	432
	Qual	2.5	Cond 2.5	Year 2018	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (3.67 x 432)		1,585	1,585	444	1,141
	MGWH	SHIP/LIVING AREA	30x8x6	Base	Galvanized Metal	240
	Qual	4	Cond 4	Year 2010	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (49.59 x 240)		11,902	11,902	3,571	8,331
	CPDT	Carport - Detached	35x22x8	Concrete	Formed Metal	770
	Qual	3	Cond 3	Year 2001	Eff Age 25	
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
	Base Cost (7.84 x 770)		6,037	6,037	4,769	1,268
	SHDS	Yard Shed - Metal	14x10x6	Concrete	Formed Metal	140
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (22.23 x 140)		3,112	3,112	2,427	685
	SHDS	Yard Shed - Wood	10x10x6	Dirt	Composition Shingle	100
	Qual	3	Cond 3	Year 1992	Eff Age 34	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.38 x 100)		1,938	1,938	1,550	388