



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																						
Account	300005350																																																										
Parcel ID	1070-00-170-020-0-001-00																																																										
Cadastral ID	1070-170-020-00-0-001-00																																																										
Property Type	REAL - Real Property																																																										
Property Class	UR	VI Area	2																																																								
Tax Area	201 - 4T-BUFFALO-C																																																										
Name ID	24733																																																										
BELLINGER, EMILY CENICEROS																																																											
PO BOX 694 BUFFALO OK 73834																																																											
Parcel Location																																																											
Situs	00202 NE SECOND ST																																																										
Subdivision	MILLER'S ADDN																																																										
Lot/Block	0020 / 0170	Parcel Size	3 - Lots																																																								
Sec/Twn/Rng	/ / /																																																										
Neighborhood	100100 - BUFFALO ORIG/MILLERS																																																										
School District	4-BUFFAL - 4-BUFFALO																																																										
Legal Description Lat/Long: 36.83512902 -99.62904271																																																											
MILLERS ADD BLOCK 170 LOTS 20-22-24 BOOK 762 BOOK 539																																																											
Building Permits																																																											
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																		
Number	Description	Opened	Closed	Amount																																																							
Exemptions																																																											
Code	Type	Active	Maximum	Exemption	Sale History																																																						
					Bk/Pg	Grantor	Date	Price	Code																																																		
					762/539	OWENS, LESLIE	08/10/2021	4,500	16																																																		
					758/421	OPFERMAN, DAVID	03/11/2021	18,000	Q																																																		
					660/162	FEDERAL HOME LOAN MORTGAG	06/28/2010	5,000	03																																																		
					557/683	HARDY, MICHELLE L.	08/14/2000	13,000	Q																																																		
					541/797	JOB, MEDRITH	12/18/1998	10,000	Q																																																		
					516/189	MICHAEL D. DUNCAN, ETUX	05/06/1992	9,000	Q																																																		
Parcel Valuation																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																			
Remove Cap	2022	Land Value	2,644	2,644	12%	317	Assessed	2,625	206.69																																																		
Year Frozen		Improvements	26,149	19,234		2,308	Penalty	0																																																			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																																		
TIF Project ID	0	Total Value	28,793	21,878		2,625	Total Taxable	2,625	207.00																																																		
Assessment History																																																											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																				
2025	2025-300005350	BELLINGER, EMILY CENICEROS	201	28,793	0	2,500	197.00																																																				
2024	2024-300005350	BELLINGER, EMILY CENICEROS	201	28,024	0	2,381	194.00																																																				
2023	2023-300005350	BELLINGER, EMILY CENICEROS	201	26,483	0	2,268	188.00																																																				
2022	2022-300005350	BELLINGER, EMILY CENICEROS	201	18,000	0	2,160	178.00																																																				
2021	2021-300005350	BELLINGER, EMILY CENICEROS	201	17,968	0	2,150	178.00																																																				
2020	2020-300005350	OPFERMAN, DAVID	201	17,062	0	2,047	168.00																																																				
2019	2019-0005350	OPFERMAN, DAVID	201	17,062		2,047	170.00																																																				
2018	2018-0005350	OPFERMAN, DAVID	201	17,062		2,047	170.00																																																				
2017	2017-0005350	OPFERMAN, DAVID	201	17,062		2,047	170.00																																																				
2016	2016-0005350	OPFERMAN, DAVID	201	17,062		1,991	169.00																																																				
2015	2015-0005350	OPFERMAN, DAVID	201	17,113		1,896	151.00																																																				
2014	2014-0005350	OPFERMAN, DAVID	201	17,113		1,805	145.00																																																				
2013	2013-0005350	OPFERMAN, DAVID	201	20,609		1,720	137.00																																																				



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	



HOUSE 2/23/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	720 / 720
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	384 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 78

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	103.08	Total Misc Impr	+ 5,057
Roofing Adj	+ 4.91	Garage Cost	+ 14,910
Subfloor Adj	+ 0.00	Total RCN	= 105,345
Heat/Cool Adj	+ 1.73	Depreciation (76%)	- 80,062
Plumbing Adj	+ 8.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,283
Adj Base Cost	= 118.58	Lot Value	+ 2,644
Total Area	x 720	Indicated Value	= 27,927
Adjusted Cost	= 85,378	Value Per SqFt	38.79

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	25,283		
Lot Value	2,644		
Indicated Value	27,927	38.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	27,927	38.79	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3191	4x2		8	9.78		78
PATO	Slab Porch - Open	3192	5x4		20	9.78		196
FPR1	Fireplace - Residential 1 Story			1	1	4,783.32		4,783



Harper

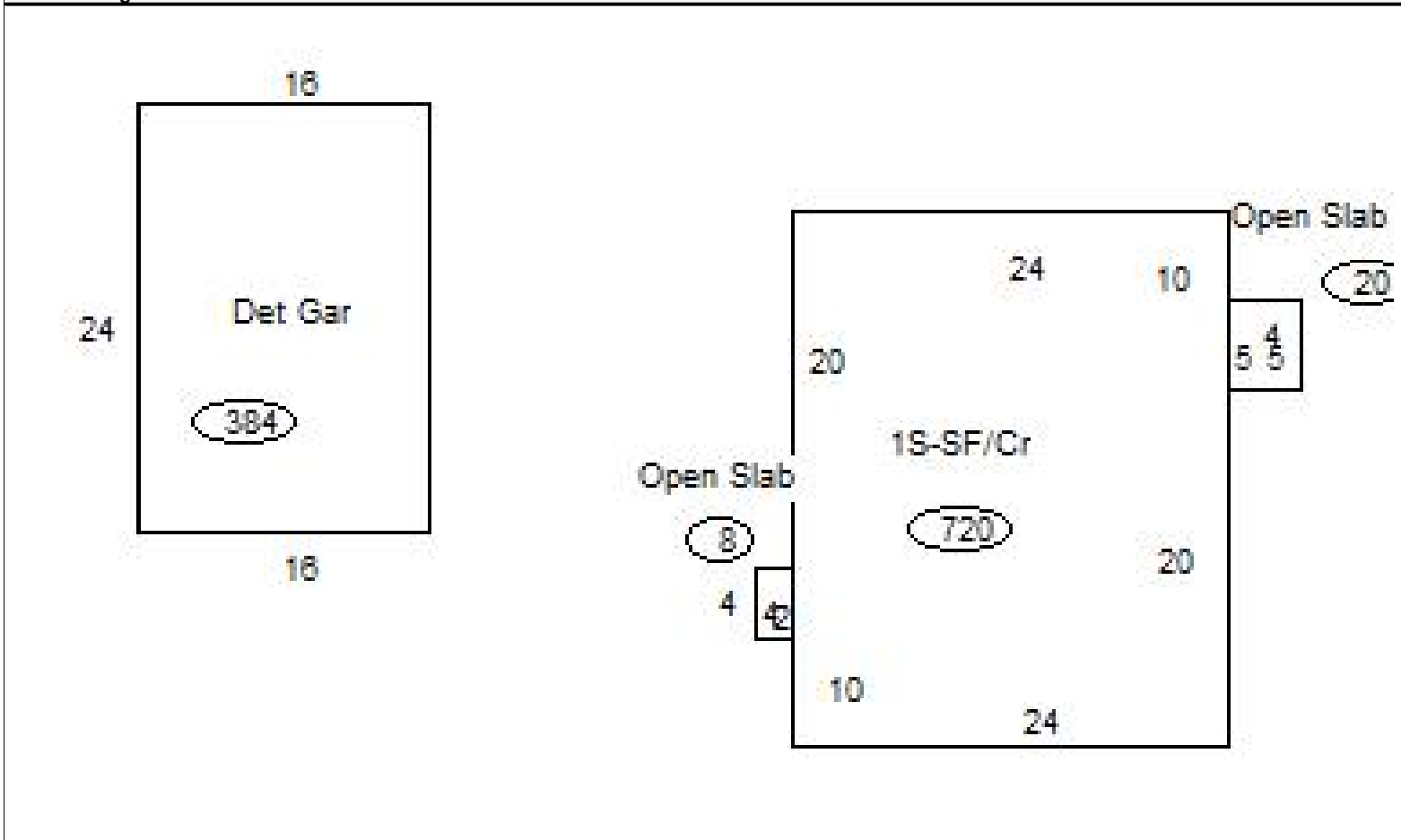
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Sketch Image

300005350



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	720	1.000	720
2	M	PATO		20	Open Slab	8	1.000	8
3	M	PATO		20	Open Slab	20	1.000	20
4	G	2		20	Det Gar	384	1.000	384
Total Building Area						720		720