




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:06:37
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Assessment Data					Primary Image																																																																																																																				
Account 300005421 Parcel ID 1070-00-191-020-0-001-00 Cadastral ID 1070-191-020-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 24895 CENICEROS, RAUL & XOCHITL SARABIA PO BOX 62 BUFFALO OK 73834 Parcel Location Situs 00304 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0020 / 0191 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 103010 - MILLER'S ADD. School District 4-BUFFAL - 4-BUFFALO					 <p>DINER 2/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83673096 -99.63028064 MILLER'S ADD. BLOCK 191 LOTS 16-18-20-22-24																																																																																																																									
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Lot Data	Primary Image			
<p>Lot Size 75 x 100</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access BLACKTOP</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 21 Urban Comm/Ind</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 12,619.00 x .50 = 6,310</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,310</p>				
Cost Approach				
<p>Manual Date 07/2025</p> <p>Total Building Area 3,448</p> <p>Total Base Value 545,336</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 545,336</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 109,067</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 109,067</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 605</p> <p>Total Improvement Value 109,672</p> <p>Land Value 6,310</p> <p>Cost Approach Value 115,982 33.64/SqFt</p>			<p>Image Information</p> <p>Image ID 31855</p> <p>Image Date 2/11/2025</p> <p>Name 001.JPG</p> <p>Description DINER</p>	
Income Approach	Value Reconciliation			
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 605</p> <p>Land Value 6,310</p> <p>Total Appraised Value 115,982 33.64/SqFt</p>			



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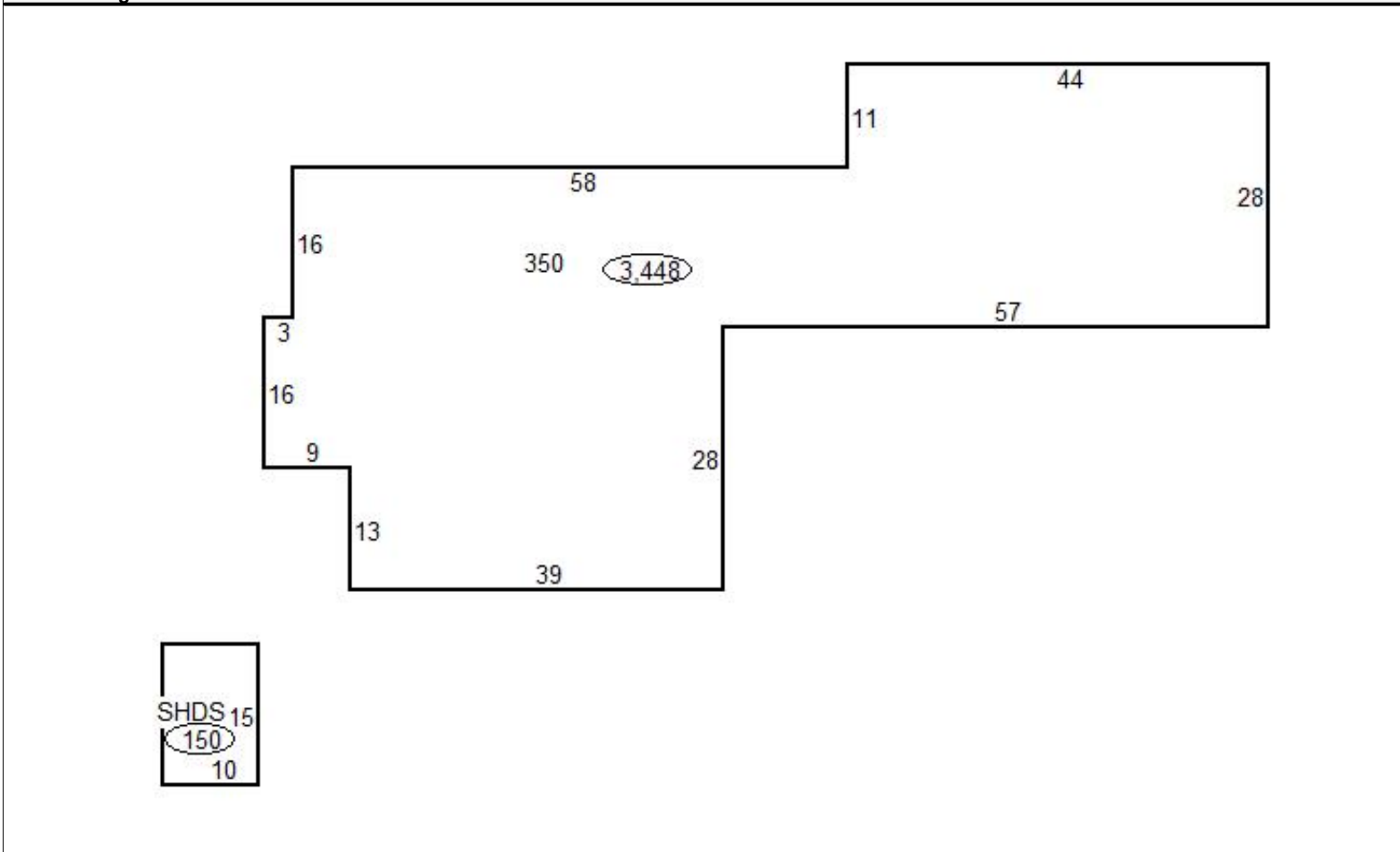
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Sketch Image

300005421



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		20	350	3,448	1.000	3,448
2	O	SHDS		20	SHDS	150	1.000	150
Total Building Area						3,448		3,448



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Account 300005421
Parcel ID 1070-00-191-020-0-001-00
Cadastral ID 1070-191-020-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name CENICEROS, RAUL &

Building Data

Building ID 110
Building Sequence 1
Occupancy 1 350 Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,448
Average Perimeter 322
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1965
Effective Age 61
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Composition Roll

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description VI AREA 3
Base Cost 95.09
Wall Cost 41.51
HVAC Cost 21.56
Basement Cost 0.00
Total Base Cost 158.16
Total Area 3,448
Base RCN 545,336
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 545,336
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (436,269)
Total RCNLD 109,067
Lump Sums
Total Building Value 109,067 \$ 31.63 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / BRICK	15x10x6	Dirt	Formed Metal	150
	Qual	3	Cond 3	Year 1995	Eff Age 31	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (18.34 x 150)		2,751	2,146	605
Total Site Improvement Value						605