




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:07:18
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Assessment Data					Primary Image																																																																																																															
Account 300005460 Parcel ID 1070-00-207-012-0-001-00 Cadastral ID 1070-207-012-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14465 CENICEROS, J. FELIX PO BOX 11 BUFFALO OK 73834-0000 Parcel Location Situs 00414 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0012 / 0207 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-207-012-0-001-00 02/24/25</p>																																																																																																															
Legal Description Lat/Long: 36.83082935 -99.62451581 MILLERS ADD. BLOCK 207 LOTS 12-14; N2 16 BOOK 780 PAGE 97 QCD																																																																																																																				
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2204		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,345.00 x .30 = 2,204		
Factor Value			
Adjustments			
Lot Value	2,204		



FRONT OF HOUSE

2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	880 / 880
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	460 Total, 460 Partition
Garage Type	360 Carport - Gable Roof
Remodel	
Year/Eff Age	1950 / 80

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	27,717		
Lot Value	2,204		
Indicated Value	29,921	34.00	Per SqFt
Agland Value			
Site Improvements	700		
Total Value	30,621	34.80	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	96.30	Total Misc Impr	+ 2,718
Roofing Adj	+ 4.59	Garage Cost	+ 3,018
Subfloor Adj	+ 0.00	Total RCN	= 120,506
Heat/Cool Adj	+ 1.73	Depreciation (77%)	- 92,789
Plumbing Adj	+ 7.25	Lump Sums	+ 0
Basement Adj	+ 20.55	RCNLD	= 27,717
Adj Base Cost	= 130.42	Lot Value	+ 2,204
Total Area	x 880	Indicated Value	= 29,921
Adjusted Cost	= 114,770	Value Per SqFt	34.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3544	5x4		20	17.11		342
PATC	Patio - Covered	3546	18x8		144	16.50		2,376



Harper

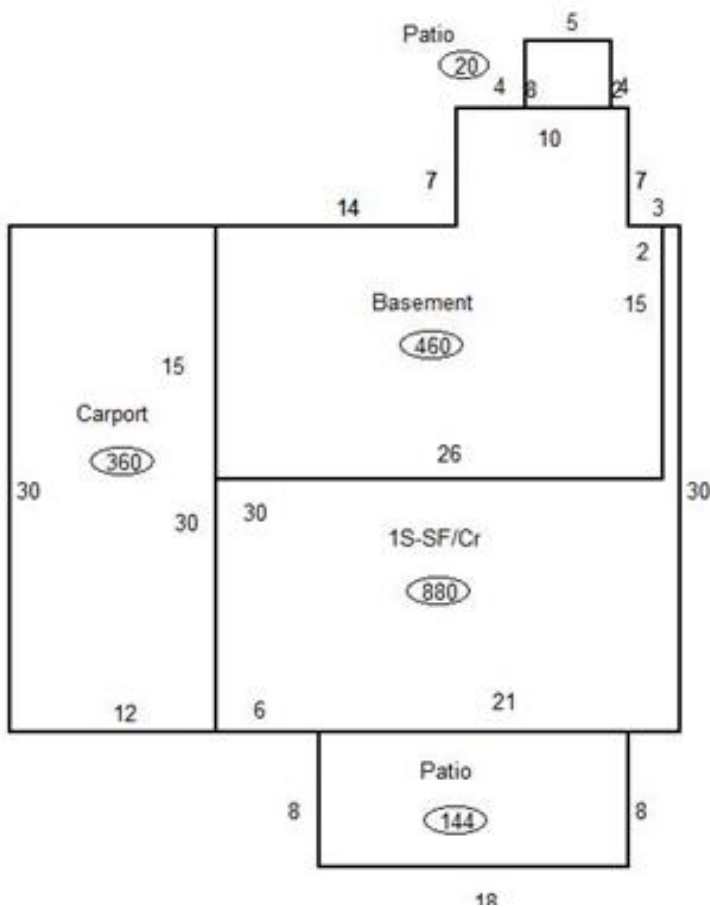
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Sketch Image

300005460



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		10	Patio	20	1.000	20
2	G	3		10	Carport	360	1.000	360
3	M	PATC		10	Patio	144	1.000	144
4	R	1	Crawl	10	1S-SF/Cr	880	1.000	880
5	B			10	Basement	460	1.000	460
Total Building Area						880		880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Metal	10x16x10		Formed Metal	160
	Qual	3	Cond 3	Year 1988	Eff Age 38	
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (21.86 x 160)		3,498		3,498	2,798	700