




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:07:27
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Assessment Data					Primary Image																																																																																																																			
Account 300005469 Parcel ID 1070-00-208-009-0-001-00 Cadastral ID 1070-208-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14455 CENICEROS, FELIX & CHRISTINA CENICEROS P O BOX 694 BUFFALO OK 73834-0000 Parcel Location Situs 00415 NW FIRST ST Subdivision MILLER'S ADDN Lot/Block 0009 / 0208 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-208-009-0-001-00 02/24/25</p>																																																																																																																			
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	0	0
Lot Count		
Units Buildable	1875	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,250.00 x .30 = 1,875	
Factor Value		
Adjustments		
Lot Value	1,875	



FRONT OF HOUSE 2/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	600 / 600
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	190 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1945 / 97

GRM Approach

GRM Code	
Gross Rent Indicated Value	

Multiple Regression

MRA Code	
Adjusted 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	104.74	Total Misc Impr	+ 709
Roofing Adj	+ 4.96	Garage Cost	+ 8,871
Subfloor Adj	+ 0.00	Total RCN	= 82,804
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 66,244
Plumbing Adj	+ 10.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,560
Adj Base Cost	= 122.04	Lot Value	+ 1,875
Total Area	x 600	Indicated Value	= 18,435
Adjusted Cost	= 73,224	Value Per SqFt	30.73

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	16,560		
Lot Value	1,875		
Indicated Value	18,435	30.73	Per SqFt
Agland Value			
Site Improvements	73		
Total Value	18,508	30.85	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	3575	6x5		30	17.11		513
PATO	Patio - Open	3576	5x4		20	9.78		196



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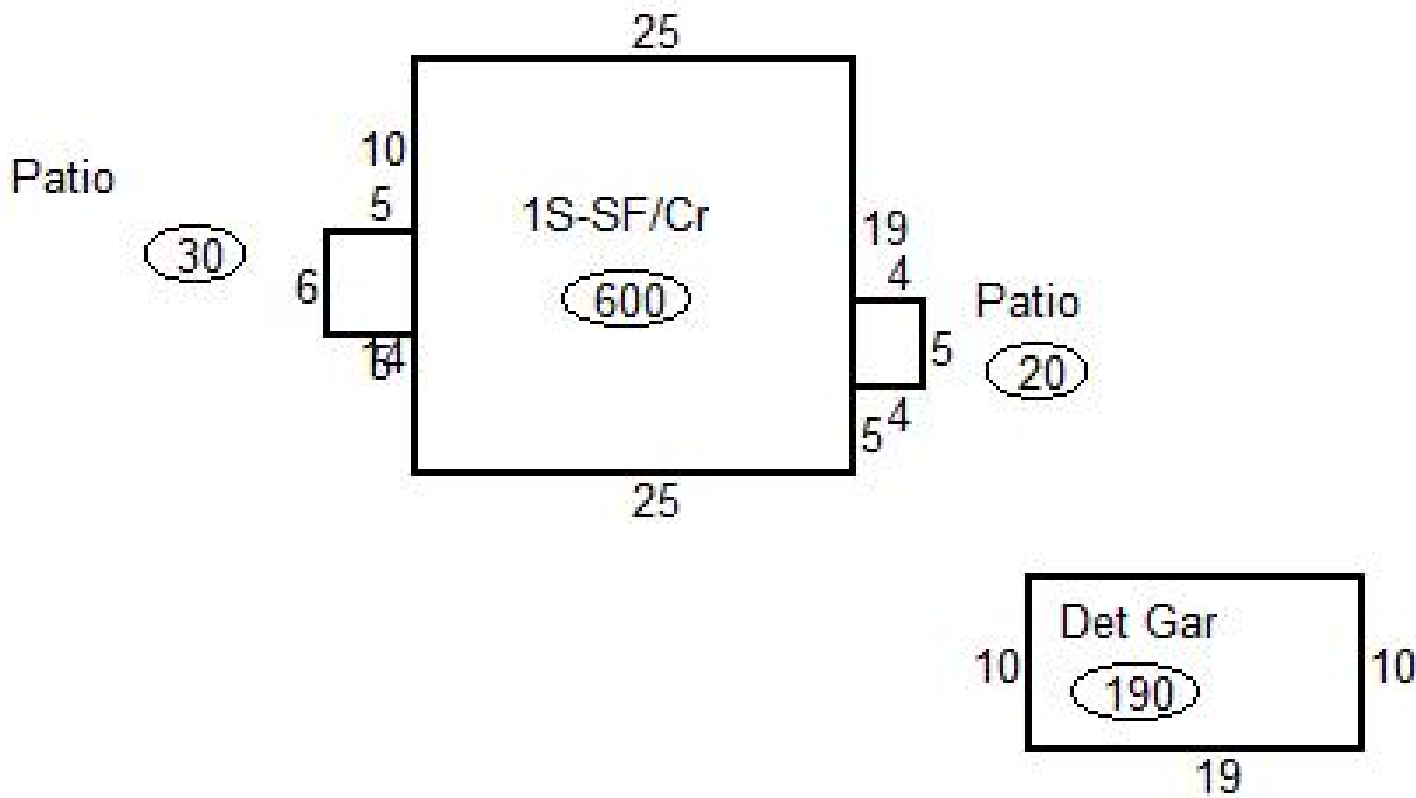
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Sketch Image

300005469



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	600	1.000	600
2	M	PATC		20	Patio	30	1.000	30
3	M	PATO		20	Patio	20	1.000	20
4	G	2		20	Det Gar	190	1.000	190
Total Building Area						600		600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete WALKWAY	20x3x0			60
	Qual	1	Cond 1	Year 1945	Eff Age 113	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.09 x 60)	365		365	292
						73