




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:07:28
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Assessment Data					Primary Image																																																																																																																				
Account 300005470 Parcel ID 1070-00-208-012-0-001-00 Cadastral ID 1070-208-012-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 201 - 4T-BUFFALO-C Name ID 14472 CENICEROS, JUAN IGNACIO & MARIA ESPERANZA ESQUIVEL PO BOX 67 BUFFALO OK 73834-0000 Parcel Location Situs 00412 N HOY ST Subdivision MILLER'S ADDN Lot/Block 0012 / 0208 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-208-012-0-001-00 02/24/25</p> <p>FRONT OF HOUSE 2/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83713107 -99.62962356 MILLERS ADD BLOCK 208 LOTS 12-14; E 35' OF 11-13																																																																																																																									
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 6,750.00 x .30 = 2,025 Factor Value Adjustments Lot Value 2,025		 <p>1070-00-208-012-0-001-00 02/24/25</p>

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, Stucco
Base/Total Area	740 / 740
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	450 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 79

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	25,639		
Lot Value	2,025		
Indicated Value	27,664	37.38	Per SqFt
Agland Value			
Site Improvements	730		
Total Value	28,394	38.37	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	104.52	Total Misc Impr	+ 1,836
Roofing Adj	+ 4.87	Garage Cost	+ 16,394
Subfloor Adj	+ 0.00	Total RCN	= 106,830
Heat/Cool Adj	+ 1.73	Depreciation (76%)	- 81,191
Plumbing Adj	+ 8.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,639
Adj Base Cost	= 119.73	Lot Value	+ 2,025
Total Area	x 740	Indicated Value	= 27,664
Adjusted Cost	= 88,600	Value Per SqFt	37.38

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	7976	18x6		108	17.00		1,836



Harper

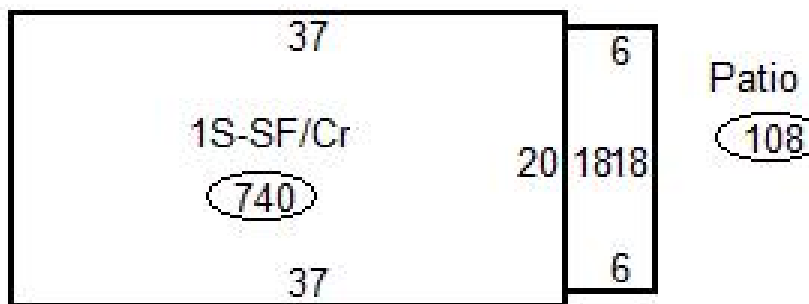
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Sketch Image

300005470



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	740	1.000	740
2	M	PATC		20	Patio	108	1.000	108
3	G	2		20	Det Gar	450	1.000	450
Total Building Area						740		740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>1070-00-208-012-0-001-00 5470 04/08/2021</p>	PACN	Paving - Concrete Drive	72x10x0			720	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.12 x 720)	2,966		2,966	2,373	593
	PACN	Paving - Concrete Walks Fr/Back	48x2x0			96	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.12 x 96)	684		684	547	137