




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																			
Account	300005533				 <p>1070-00-229-009-0-001-00 02/26/24</p>																			
Parcel ID	1070-00-229-009-0-001-00																							
Cadastral ID	1070-229-009-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	2																					
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	14455																							
CENICEROS, FELIX & CHRISTINA CENICEROS																								
P O BOX 694 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	00513 NE FIRST ST																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0009 / 0229	Parcel Size	4 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG\MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
HOUSE 3/4/2024																								
Legal Description Lat/Long: 36.83667917 -99.62680848																								
MILLERS ADD. BLOCK 229 LOTS 9-11-13-15																								
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> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
H	Homestead	Yes	1,000	1,000																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
707/456	BUFFALO FEEDERS, LLC.	02/03/2015	50,000	Q																				
502/850	CENTRAL PLAINS FEED YARD	01/01/1995	37,500	PQ																				
486/619	ORVAN J. HANSON	08/16/1993	37,500	PQ																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	3,525	3,525	12%	423	Assessed	6,863 540.39																
Year Frozen		Improvements	58,018	53,661		6,440	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -78.00																
TIF Project ID	0	Total Value	61,543	57,186		6,863	Total Taxable	5,863 462.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005533	CENICEROS, FELIX &	201	61,543	1000	5,662	446.00																	
2024	2024-300005533	CENICEROS, FELIX &	201	65,509	1000	5,469	445.00																	
2023	2023-300005533	CENICEROS, FELIX &	201	60,112	1000	5,280	437.00																	
2022	2022-300005533	CENICEROS, FELIX &	201	53,208	1000	5,097	419.00																	
2021	2021-300005533	CENICEROS, FELIX &	201	52,324	1000	4,920	406.00																	
2020	2020-300005533	CENICEROS, FELIX &	201	50,543	1000	4,747	391.00																	
2019	2019-0005533	CENICEROS, FELIX &	201	50,543		4,580	380.00																	
2018	2018-0005533	CENICEROS, FELIX &	201	50,543		4,417	366.00																	
2017	2017-0005533	CENICEROS, FELIX &	201	50,543		4,260	354.00																	
2016	2016-0005533	CENICEROS, FELIX &	201	50,000		4,106	349.00																	
2015	2015-0005533	CENICEROS, FELIX &	201	50,711		4,863	386.00																	
2014	2014-0005533	BUFFALO FEEDERS, LLC.	201	50,711		4,632	371.00																	
2013	2013-0005533	BUFFALO FEEDERS, LLC.	201	66,948		4,412	351.00																	




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	1,444 / 1,444
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	784 Attached Garage - Finished
Remodel	
Year/Eff Age	1960 / 73

HOUSE 3/4/2024

### 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	55,172		
Lot Value	3,525		
Indicated Value	58,697	40.65	Per SqFt
Agland Value			
Site Improvements	1,162		
Total Value	59,859	41.45	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.43	Total Misc Impr	+ 7,943
Roofing Adj	+ 4.70	Garage Cost	+ 24,930
Subfloor Adj	+ 0.00	Total RCN	= 197,041
Heat/Cool Adj	+ 10.77	Depreciation ( 72%)	- 141,869
Plumbing Adj	+ 6.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,172
Adj Base Cost	= 113.69	Lot Value	+ 3,525
Total Area	x 1,444	Indicated Value	= 58,697
Adjusted Cost	= 164,168	Value Per SqFt	40.65

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3742	24x4	1960	96	40.09		3,849
WODO	Wood Deck - Open	10772	20x12	2000	240	17.06		4,094



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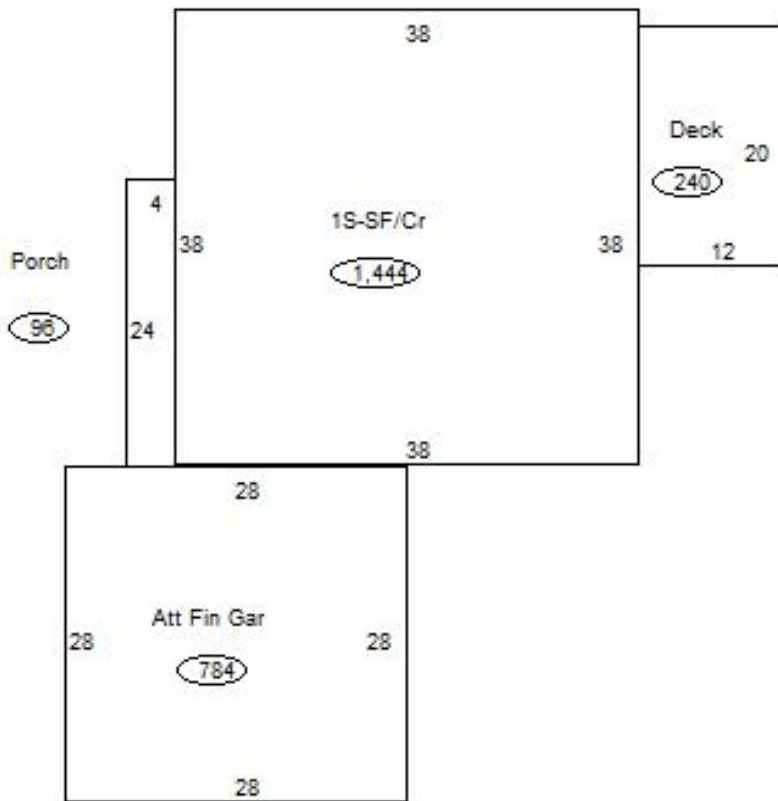
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,444	1.000	1,444
2	G	5		20	Att Fin Gar	784	1.000	784
3	M	RSPC		20	Porch	96	1.000	96
4	M	WODO		20	Deck	240	1.000	240
<b>Total Building Area</b>						<b>1,444</b>		<b>1,444</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x12x8	Dirt	Composition Shingle	144
	Qual	3	Cond 4	Year 1995	Eff Age 25	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.41 x 144)		2,507	2,507	1,705	802
	PACN	Paving - Concrete / DRIVEWAY	24x18x0	Concrete		432
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 432)		1,801	1,801	1,441	360