



# 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	300005536				<p>1070-00-229-017-0-001-00 02/26/24</p>				
Parcel ID	1070-00-229-017-0-001-00								
Cadastral ID	1070-229-017-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	2						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	23727								
CENICEROS, FELIX									
BOX 694									
BUFFALO OK 73834-0000									
Parcel Location					HOUSE 3/4/2024				
Situs	00507 NE FIRST ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0017 / 0229	Parcel Size	2 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description					Building Permits				
Lat/Long: 36.84090860 -99.63011197									
MILLERS ADD BLOCK 229 LOTS 17-19 BOOK 775 PAGE 764									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					775/764	DOUBLE C INVESTMENTS II, LLC	06/01/2023	9,500	16
					617/664	MATA, VERONICA & ETUX	10/02/2006	15,000	V
					613/472	LOPEZ, JORGE, ETUX	04/24/2006	10,000	U
					588/545	ROBINETT, DONALD	11/10/2003	10,000	PQ
					566/850	NUTTER, RUTH	09/10/2001	2,000	UV
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	2024	Land Value	1,763	1,763	12%	212	Assessed	3,174	249.92
Year Frozen		Improvements	24,681	24,681		2,962	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	26,444	26,444		3,174	Total Taxable	3,174	250.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005536	CENICEROS, FELIX			201	26,444	0	3,174	250.00
2024	2024-300005536	CENICEROS, FELIX			201	28,411	0	3,410	278.00
2023	2023-300005536	CENICEROS, FELIX			201	24,879	0	2,620	217.00
2022	2022-300005536	DOUBLE C INVESTMENTS II, LLC			201	20,793	0	2,496	205.00
2021	2021-300005536	DOUBLE C INVESTMENTS II, LLC			201	21,192	0	2,543	210.00
2020	2020-300005536	DOUBLE C INVESTMENTS II, LLC			201	21,797	0	2,616	215.00
2019	2019-0005536	DOUBLE C INVESTMENTS II, LLC			201	21,797		2,616	217.00
2018	2018-0005536	DOUBLE C INVESTMENTS II, LLC			201	21,797		2,533	210.00
2017	2017-0005536	DOUBLE C INVESTMENTS II, LLC			201	21,797		2,413	201.00
2016	2016-0005536	DOUBLE C INVESTMENTS II, LLC			201	21,797		2,298	196.00
2015	2015-0005536	DOUBLE C INVESTMENTS II, LLC			201	21,874		2,188	174.00
2014	2014-0005536	DOUBLE C INVESTMENTS II, LLC			201	21,874		2,084	167.00
2013	2013-0005536	DOUBLE C INVESTMENTS II, LLC			201	21,606		1,985	158.00



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 117.5	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,140 / 1,140
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	
Remodel	
Year/Eff Age	1940 / 86

HOUSE	3/4/2024
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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	

Cost Approach		Manual :	
Base Cost	89.53	Total Misc Impr	+ 9,062
Roofing Adj	+ 4.27	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 124,339
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 99,471
Plumbing Adj	+ 5.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,868
Adj Base Cost	= 101.12	Lot Value	+ 1,763
Total Area	x 1,140	Indicated Value	= 26,631
Adjusted Cost	= 115,277	Value Per SqFt	23.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	24,868		
Lot Value	1,763		
Indicated Value	26,631	23.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	26,631	23.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3749	24x8		192	39.64		7,611
CPDT	Carport - Detached	11672	15x10		150	9.67		1,451



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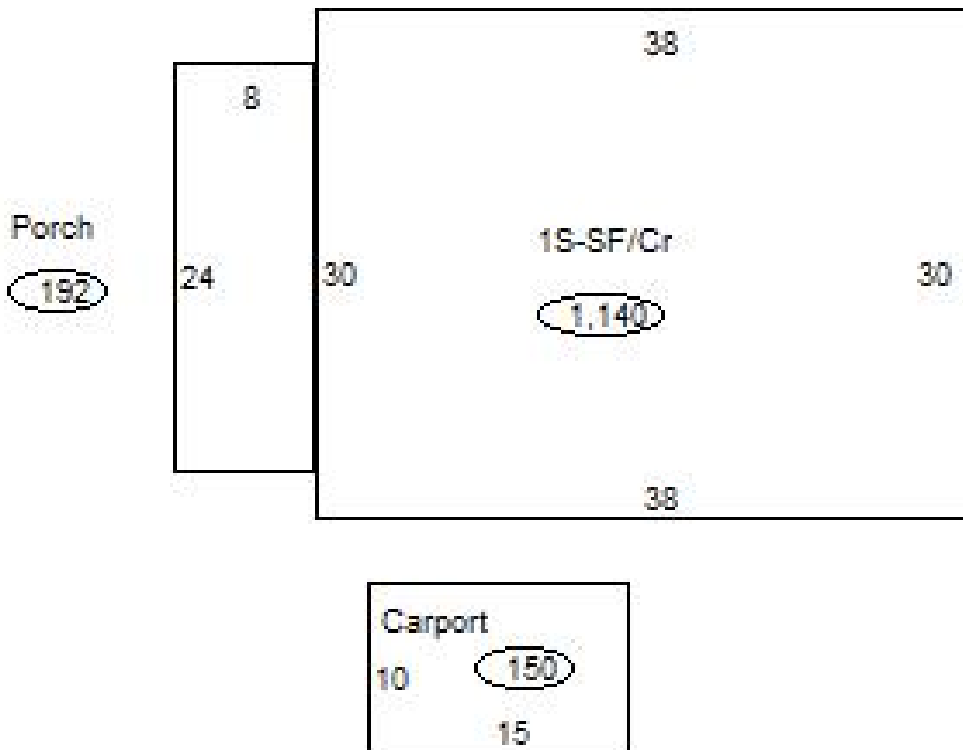
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Sketch Image

300005536



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,140	1.000	1,140
2	M	RSPC		20	Porch	192	1.000	192
3	M	CPDT		20	Carport	150	1.000	150
<b>Total Building Area</b>						<b>1,140</b>		<b>1,140</b>