



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 300005611 Parcel ID 1070-00-251-010-0-001-00 Cadastral ID 1070-251-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14338 CENICEROS, FELIX & CRISTINA CENICEROS P O BOX 694 BUFFALO OK 73834-0000 Parcel Location Situs 00612 NE THIRD ST Subdivision MILLER'S ADDN Lot/Block 0010 / 0251 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83877123 -99.62505932 MILLERS ADD BLOCK 251 LOTS 10-12-14-16-18 BOOK 732 PAGE 594										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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																						
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	4407	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,690.00 x .30 = 4,407	
Factor Value		
Adjustments		
Lot Value	4,407	

Residential Data	
Type	1 Single Family Residence
Condition	3.2 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	768 / 768
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 83

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,346		
Lot Value	4,407		
Indicated Value	26,753	34.83	Per SqFt
Agland Value			
Site Improvements	8,582		
Total Value	35,335	46.01	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	99.29	Total Misc Impr	+ 14,699
Roofing Adj	+ 3.80	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 101,575
Heat/Cool Adj	+ 1.73	Depreciation (78%)	- 79,229
Plumbing Adj	+ 8.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,346
Adj Base Cost	= 113.12	Lot Value	+ 4,407
Total Area	x 768	Indicated Value	= 26,753
Adjusted Cost	= 86,876	Value Per SqFt	34.83

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	3975	23x10	1940	230	39.46		9,076
PATO	Raised Slab Porch - Open	3976	13x8	1940	104	9.74		1,013
CPAT	Carport - Attached	11685	25x20	1985	500	9.22		4,610



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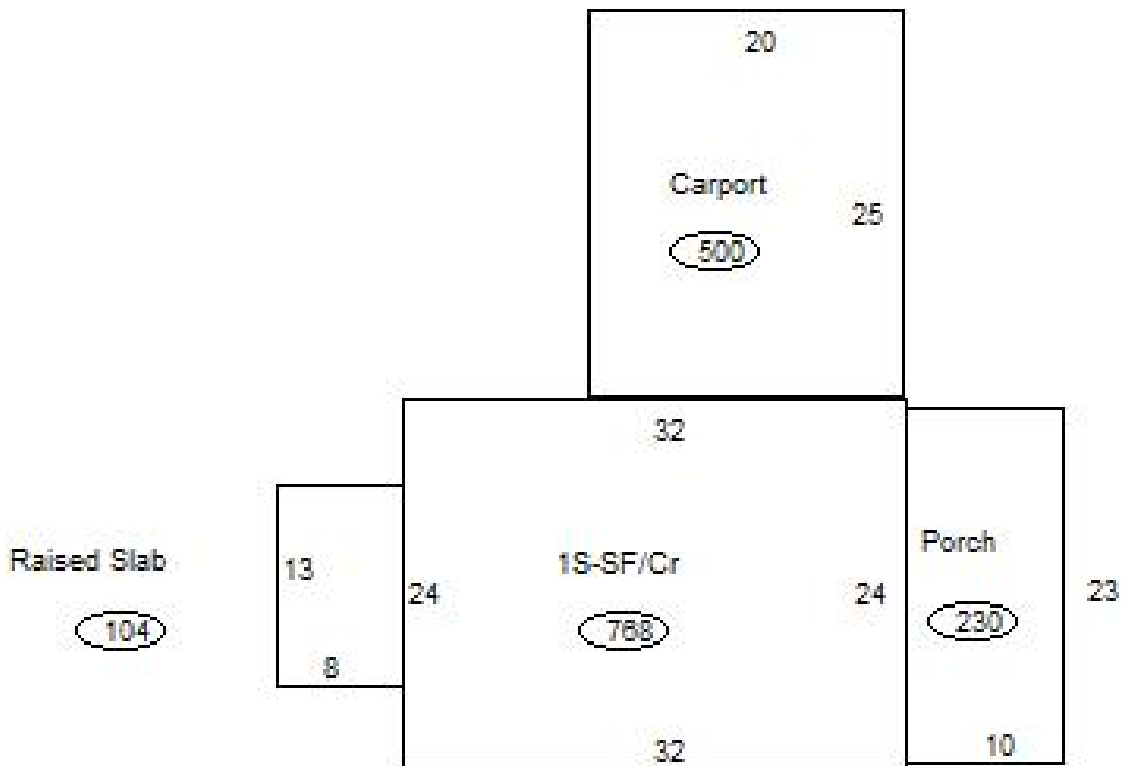
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Sketch Image

300005611



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	768	1.000	768
2	M	RSPC		20	Porch	230	1.000	230
3	M	PATO		20	Raised Slab	104	1.000	104
4	M	CPAT		20	Carport	500	1.000	500
Total Building Area						768		768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x20x12	Base	Galvanized Metal	1,200
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary Base Cost (24.84 x 1,200) 29,808		Modifier Total	RCN 29,808	Depr (76% Phys/ % Func) 22,654	RCNLD 7,154
	SHDS	Shed - Small	20x20x6	Concrete	Galvanized Metal	400
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary Base Cost (17.85 x 400) 7,140		Modifier Total	RCN 7,140	Depr (80% Phys/ % Func) 5,712	RCNLD 1,428