



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 300005677 Parcel ID 1080-00-001-001-0-001-00 Cadastral ID 1080-001-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14883 CENICEROS, JUAN IGNACIO & MARIA E. ESQUIVEL PO BOX 67 BUFFALO OK 73834-0000 Parcel Location Situs 00410 E ELM DR Subdivision NORTH SIDE ADDN Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100200 - NORTHERN ADDS School District 4-BUFFAL - 4-BUFFALO					<p>1080-00-001-001-0-001-00 02/26/24</p>																																																																																																																				
HOUSE / FRONT STEPS 3/4/2024																																																																																																																									
Legal Description Lat/Long: 36.60626600 -99.67263072					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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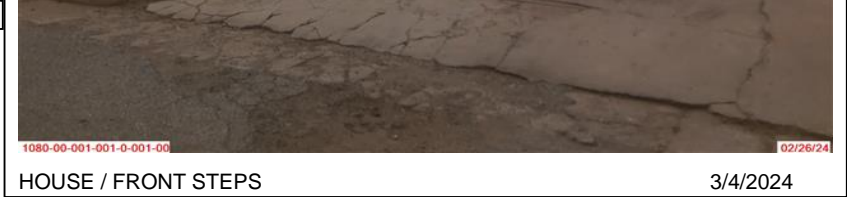
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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	66.66 x 110.68	
Lot Count		
Units Buildable	2582	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,377.92 x .35 = 2,582	
Factor Value		
Adjustments		
Lot Value	2,582	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,108 / 2,108
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 51



HOUSE / FRONT STEPS 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		

Cost Approach		Manual :	
Base Cost	79.10	Total Misc Impr	+ 6,329
Roofing Adj	+ 3.36	Garage Cost	+ 13,449
Subfloor Adj	+ 0.91	Total RCN	= 225,013
Heat/Cool Adj	+ 9.78	Depreciation (58%)	- 130,507
Plumbing Adj	+ 4.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 94,506
Adj Base Cost	= 97.36	Lot Value	+ 2,582
Total Area	x 2,108	Indicated Value	= 97,088
Adjusted Cost	= 205,235	Value Per SqFt	46.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,506		
Lot Value	2,582		
Indicated Value	97,088	46.06	Per SqFt
Agland Value			
Site Improvements	2,292		
Total Value	99,380	47.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,340.86		4,341
PATC	Patio - Covered	4140	14x8		112	16.02		1,794
PATO	Slab Porch - Open	4141	7x3		21	9.25		194



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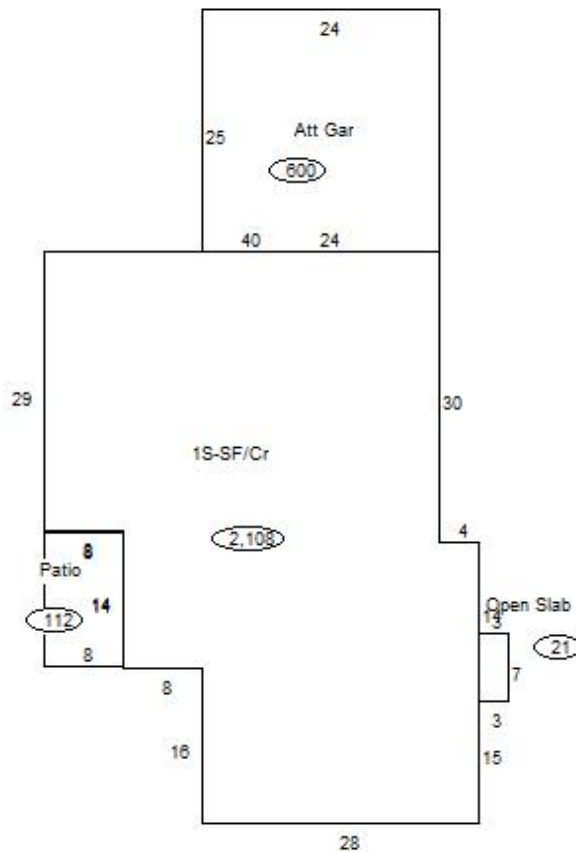
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Sketch Image

300005677



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	600	1.000	600
2	M	PATC		20	Patio	112	1.000	112
3	M	PATO		20	Open Slab	21	1.000	21
4	R	1	Crawl	20	1S-SF/Cr	2,108	1.000	2,108
Total Building Area						2,108		2,108



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	6x8x6	Base	Formed Metal	48
	Qual	3	Cond 3	Year 2023	Eff Age 3	

Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (32.21 x 48)	1,546		1,546	216	1,330



Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	33x36x0	Concrete		1,188
	Qual	3	Cond 3	Year 1980	Eff Age 46	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.05 x 1,188)	4,811		4,811	3,849	962