



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	300005696																																						
Parcel ID	1090-00-001-002-0-001-00																																						
Cadastral ID	1090-001-002-00-0-001-00																																						
Property Type	REAL - Real Property																																						
Property Class	UR	VI Area 2																																					
Tax Area	201 - 4T-BUFFALO-C																																						
Name ID	25213																																						
TENORIO, CHRISTOPHER LEE																																							
P O BOX 680 BUFFALO OK 73834-																																							
Parcel Location																																							
Situs	00413 E ELM DR																																						
Subdivision	NORTHERN HILLS 1ST ADDN.																																						
Lot/Block	0002 / 0001	Parcel Size 1 - Lots																																					
Sec/Twn/Rng	/ / /																																						
Neighborhood	100200 - NORTHERN ADDS																																						
School District	4-BUFFAL - 4-BUFFALO																																						
Legal Description Lat/Long: 36.84481070 -99.62753015																																							
NORTHERN HILLS 1ST BLOCK 1 W/2 OF LOT 2; ALL OF LOT 3 BOOK 772 PAGE 659																																							
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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Parcel Valuation																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																															
Remove Cap	2023	Land Value	3,815	3,815	12%	Assessed	10,066	792.60																															
Year Frozen		Improvements	80,066	80,066		Penalty	0																																
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00																															
TIF Project ID	0	Total Value	83,881	83,881		Total Taxable	10,066	793.00																															
Assessment History																																							
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																
2025	2025-300005696	TENORIO, CHRISTOPHER LEE	201	83,881	0	10,066	793.00																																
2024	2024-300005696	TENORIO, CHRISTOPHER LEE	201	85,576	0	10,207	831.00																																
2023	2023-300005696	TENORIO, CHRISTOPHER LEE	201	81,000	0	9,720	804.00																																
2022	2022-300005696	SIMPSON, CHADRIC AARON &	201	53,854	0	6,463	532.00																																
2021	2021-300005696	SIMPSON, CHADRIC AARON &	201	53,895	0	6,468	534.00																																
2020	2020-300005696	SIMPSON, CHADRIC AARON &	201	53,831	0	6,460	532.00																																
2019	2019-0005696	SIMPSON, CHADRIC AARON &	201	53,001		6,360	527.00																																
2018	2018-0005696	SIMPSON, CHADRIC AARON &	201	53,896		6,468	536.00																																
2017	2017-0005696	SIMPSON, CHADRIC AARON &	201	55,684		6,682	556.00																																
2016	2016-0005696	SIMPSON, CHADRIC AARON &	201	55,013		6,601	562.00																																
2015	2015-0005696	SIMPSON, CHADRIC AARON &	201	56,500		6,780	538.00																																
2014	2014-0005696	SIMPSON, CHADRIC AARON &	201	56,500		6,780	543.00																																
2013	2013-0005696	SIMPSON, CHADRIC AARON &	201	49,665		5,960	475.00																																



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3815	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,901.00 x .35 = 3,815	
Factor Value		
Adjustments		
Lot Value	3,815	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Frame, Plywood or Hardboard 40% Veneer, N
Base/Total Area	1,147 / 1,147
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	403 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 50

HOUSE	3/4/2024
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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	100.46	Total Misc Impr	+ 7,923
Roofing Adj	+ 5.49	Garage Cost	+ 17,727
Subfloor Adj	+ 0.00	Total RCN	= 172,810
Heat/Cool Adj	+ 13.89	Depreciation (55%)	- 95,045
Plumbing Adj	+ 8.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 77,765
Adj Base Cost	= 128.30	Lot Value	+ 3,815
Total Area	x 1,147	Indicated Value	= 81,580
Adjusted Cost	= 147,160	Value Per SqFt	71.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,765		
Lot Value	3,815		
Indicated Value	81,580	71.12	Per SqFt
Agland Value			
Site Improvements	937		
Total Value	82,517	71.94	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	4212	18x9	1971	162	48.91	7,923



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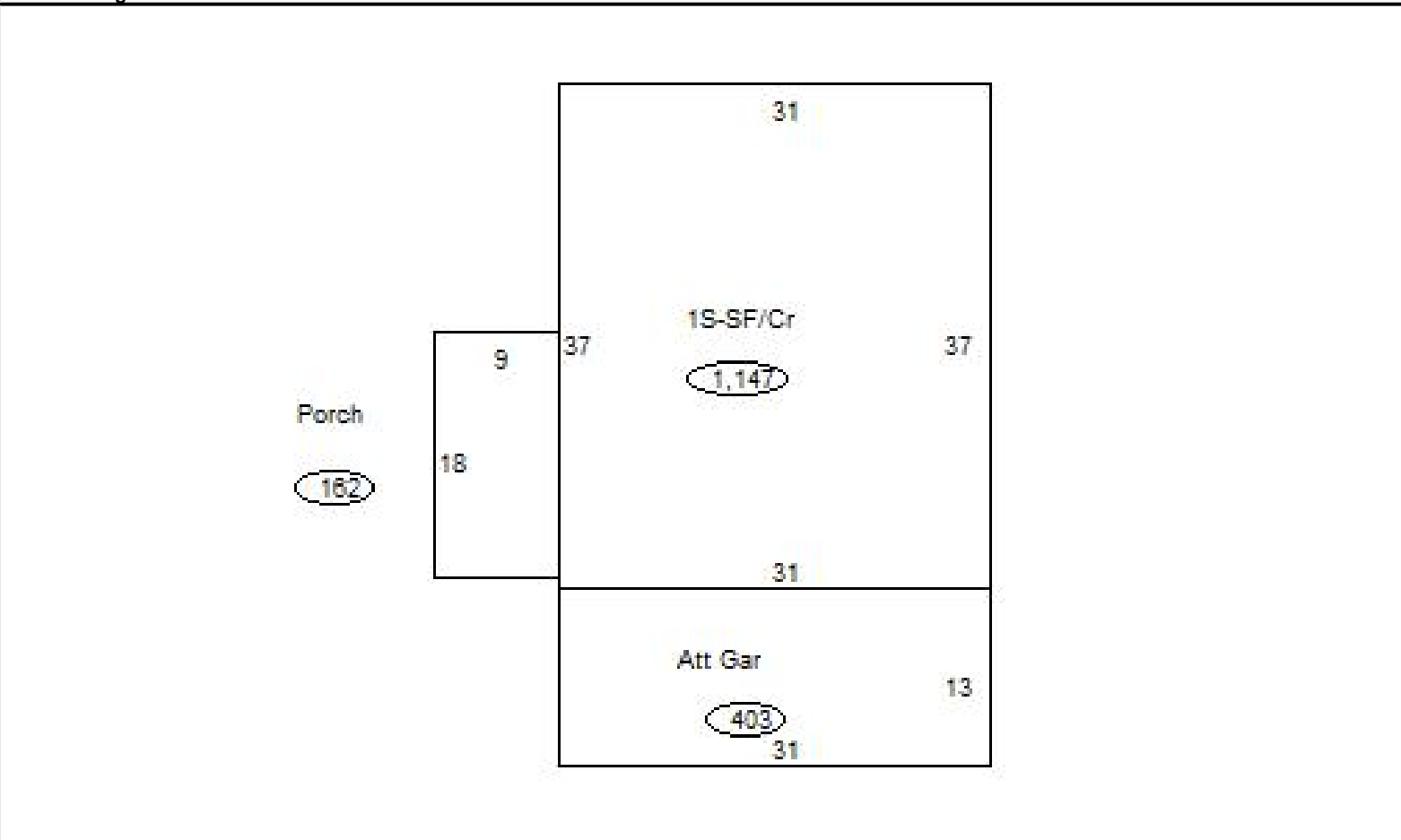
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Sketch Image

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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	1,147	1.000	1,147
2	G	1		20	Att Gar	403	1.000	403
3	M	RSPC		20	Porch	162	1.000	162
Total Building Area						1,147		1,147



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	28x16x0	Concrete		448
	Qual	3	Cond 3	Year 1971	Eff Age 55	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 448)	1,868		1,868	1,494	374
	PACN	Paving - Concrete Patio Back Yard	22x18x0	Concrete		396
	Qual	3	Cond 3	Year 1971	Eff Age 55	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 396)	1,651		1,651	1,321	330
	PATO	Patio - Open SMALL OFF OF MAIN PATIO	11x11x0	Concrete		121
	Qual	3	Cond 3	Year 1971	Eff Age 55	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.61 x 121)	1,163		1,163	930	233