



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	300005698													
Parcel ID	1090-00-001-004-0-001-00													
Cadastral ID	1090-001-004-00-0-001-00													
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	00411 E ELM DR													
Subdivision	NORTHERN HILLS 1ST ADDN.													
Lot/Block	0004 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84400498 -99.62757688														
NORTHERN HILLS 1ST BLOCK 1 LOT 4 BOOK 773 PAGE 127														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					773/127	SIMPSON, CHADRIC AARON &	11/30/2022		04					
					692/20	EMBREE, PAULA A.	05/01/2013	8,500	QV					
					586/708	GEORGE, ELEANOR J.	09/10/2003	3,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,219	2,219	12%	266	Assessed	840	66.14					
Year Frozen		Improvements	8,367	4,787		574	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	10,586	7,006		840	Total Taxable	840	66.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005698	TENORIO, CHRISTOPHER LEE			201	10,586	0	800	63.00					
2024	2024-300005698	TENORIO, CHRISTOPHER LEE			201	11,327	0	762	62.00					
2023	2023-300005698	TENORIO, CHRISTOPHER LEE			201	6,054	0	726	60.00					
2022	2022-300005698	SIMPSON, CHADRIC AARON &			201	6,022	0	722	59.00					
2021	2021-300005698	SIMPSON, CHADRIC AARON &			201	6,127	0	735	61.00					
2020	2020-300005698	SIMPSON, CHADRIC AARON &			201	6,618	0	794	65.00					
2019	2019-0005698	SIMPSON, CHADRIC AARON &			201	6,785		814	67.00					
2018	2018-0005698	SIMPSON, CHADRIC AARON &			201	6,896		827	69.00					
2017	2017-0005698	SIMPSON, CHADRIC AARON &			201	7,007		841	70.00					
2016	2016-0005698	SIMPSON, CHADRIC AARON &			201	6,858		823	70.00					
2015	2015-0005698	SIMPSON, CHADRIC AARON &			201	8,500		1,020	81.00					
2014	2014-0005698	SIMPSON, CHADRIC AARON &			201	8,500		1,020	82.00					
2013	2013-0005698	SIMPSON, CHADRIC AARON &			201	7,192		863	69.00					



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Lot Data		Square-Foot - BUFFALO NORTHERN ADD	
Lot Size	0	0	
Lot Count			
Units Buildable	2219		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,341.00 x .35 = 2,219		
Factor Value			
Adjustments			
Lot Value	2,219		



DETACHED GARAGE 3/4/2024

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 2,219
Total Area	x	Indicated Value	= 2,219
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	2,219		
Indicated Value	2,219	0.00	Per SqFt
Agland Value			
Site Improvements	8,024		
Total Value	10,243	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	42x12x0	Concrete		504
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.16 x 504)		2,097		2,097	1,678	419
	GRDT	Utility Building / Garage	16x24x12	Concrete	Composition Shingle	384
	Qual	3	Cond 2.5	Year 2008	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (38.83 x 384)		14,911		14,911	7,306	7,605