



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:11:36  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005729 <b>Parcel ID</b> 1091-00-002-011-0-001-00 <b>Cadastral ID</b> 1091-002-011-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14922 SARABIA, XOCHITL & ELIA R. CENICEROS  PO BOX 62 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00600 MAPLE DR <b>Subdivision</b> NORTHERN HILLS 2ND ADDN. <b>Lot/Block</b> 0011 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100200 - NORTHERN ADDS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1091-00-002-011-0-001-00 02/26/24</p>																																																																																																																				
HOUSE / SIDEWALK 3/4/2024																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84060716 -99.62974158 NORTHERN HILLS 2ND BLOCK 2 LOTS 11					<b>Building Permits</b> <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 NORTHERN ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	4183	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,950.00 x .35 = 4,183	
Factor Value		
Adjustments		
Lot Value	4,183	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,156 / 1,156
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,156
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	384 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1970 / 50

HOUSE / SIDEWALK	3/4/2024
------------------	----------

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	97.21	Total Misc Impr	+ 978
Roofing Adj	+ 4.24	Garage Cost	+ 11,222
Subfloor Adj	+ -2.01	Total RCN	= 149,394
Heat/Cool Adj	+ 10.77	Depreciation ( 55%)	- 82,167
Plumbing Adj	+ 8.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 67,227
Adj Base Cost	= 118.68	Lot Value	+ 4,183
Total Area	x 1,156	Indicated Value	= 71,410
Adjusted Cost	= 137,194	Value Per SqFt	61.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,227		
Lot Value	4,183		
Indicated Value	71,410	61.77	Per SqFt
Agland Value			
Site Improvements	724		
Total Value	72,134	62.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4303	16x4		64	9.78		626
PATO	Slab Porch - Open	4304	6x6		36	9.78		352



Harper

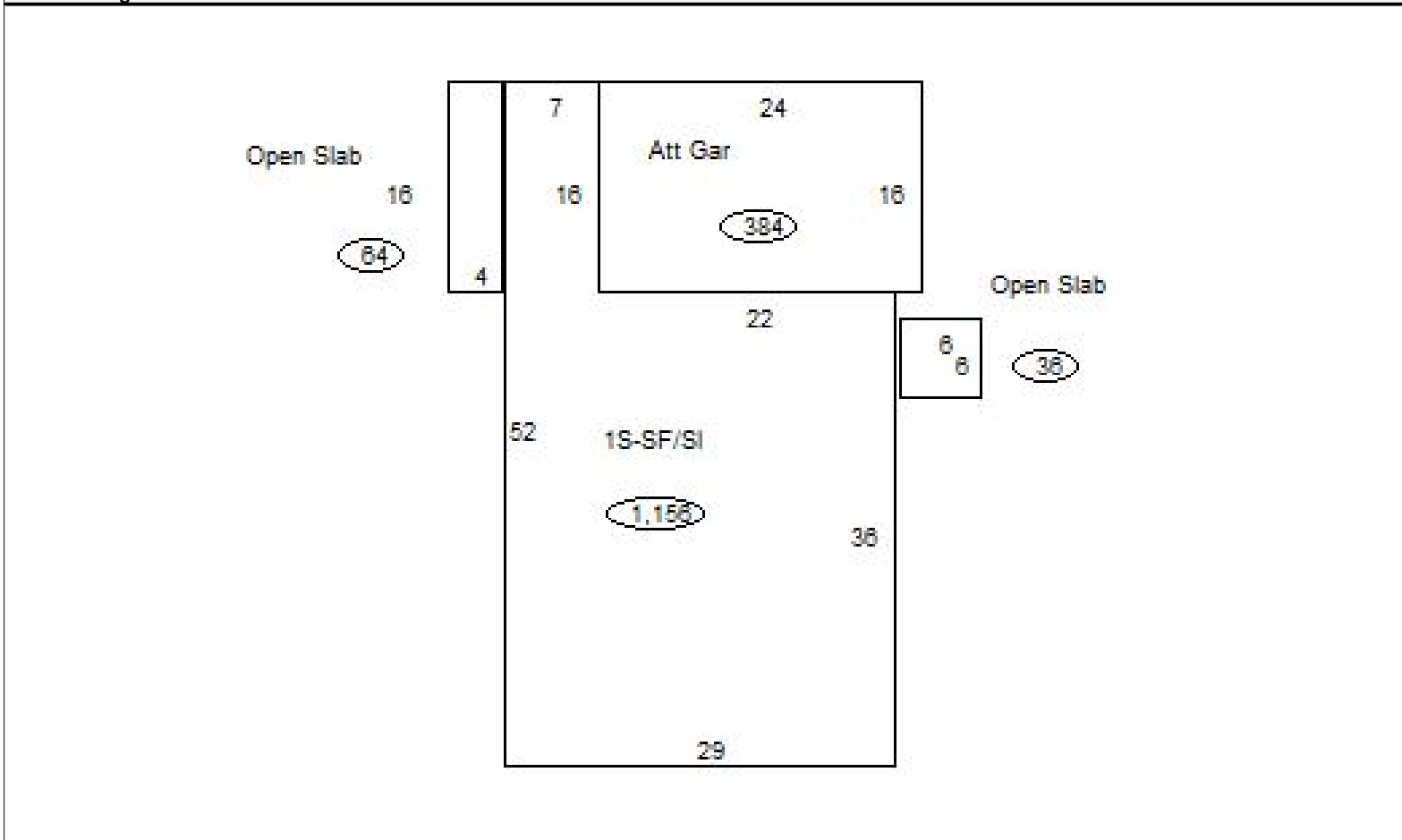
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Sketch Image

300005729



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	384	1.000	384
2	M	PATO		20	Open Slab	64	1.000	64
3	M	PATO		20	Open Slab	36	1.000	36
4	R	1	Slab	20	1S-SF/SI	1,156	1.000	1,156
<b>Total Building Area</b>						<b>1,156</b>		<b>1,156</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	37x16x0	Concrete		592	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.15 x 592)		2,457		2,457	1,966	491
	PACN	Paving - Concrete Walks	54x4x0	Concrete		216	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (5.40 x 216)		1,166		1,166	933	233