



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	300002666																							
Parcel ID	0000-09-27N-24W-2-001-00																							
Cadastral ID	0000-27N-24W-09-2-001-00																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	3																					
Tax Area	101 - 1R-LAVERNE																							
Name ID	13505																							
OPFERMAN, DAVID J & JANETA L. BURCH																								
P O BOX 406 BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	927N24W21																							
Subdivision																								
Lot/Block	/	Parcel Size	160 - Acres																					
Sec/Twn/Rng	9 / 27 / 24 / 2																							
Neighborhood	1000 - COUNTY																							
School District	1-LAVERNE - 1-LAVERNE																							
Legal Description Lat/Long: 36.81002204 -99.93121151																								
Building Permits																								
SEC.9-27-24 SW4 BOOK 626 PAGE 324																								
<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																								
Code	Type	Active	Maximum	Exemption																				
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>626/324</td> <td>WILLIS, LARRY R., ETUX</td> <td>07/02/2007</td> <td>250,000</td> <td>MU</td> </tr> <tr> <td>568/197</td> <td>JOHNSON, FRANK ETUX</td> <td>10/30/2001</td> <td>129,000</td> <td>PQ</td> </tr> <tr> <td>550/502</td> <td>MILLER, NORVAL ETAL</td> <td>12/21/1999</td> <td>55,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	626/324	WILLIS, LARRY R., ETUX	07/02/2007	250,000	MU	568/197	JOHNSON, FRANK ETUX	10/30/2001	129,000	PQ	550/502	MILLER, NORVAL ETAL	12/21/1999	55,000	Q
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626/324	WILLIS, LARRY R., ETUX	07/02/2007	250,000	MU																				
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550/502	MILLER, NORVAL ETAL	12/21/1999	55,000	Q																				
Sale History																								
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																
Remove Cap		Land Value	16,092	16,092	12%	1,931	Assessed	10,169 683.26																
Year Frozen		Improvements	68,649	68,649		8,238	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																
TIF Project ID	0	Total Value	84,741	84,741		10,169	Total Taxable	10,169 683.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300002666	OPFERMAN, DAVID J &	101	84,741	0	10,034	674.00																	
2024	2024-300002666	OPFERMAN, DAVID J &	101	88,748	0	9,742	648.00																	
2023	2023-300002666	OPFERMAN, DAVID J &	101	89,276	0	9,459	635.00																	
2022	2022-300002666	OPFERMAN, DAVID J &	101	76,527	0	9,183	622.00																	
2021	2021-300002666	OPFERMAN, DAVID J &	101	76,898	0	9,227	637.00																	
2020	2020-300002666	OPFERMAN, DAVID J &	101	76,898	0	9,227	625.00																	
2019	2019-0002666	OPFERMAN, DAVID J &	101	78,245		9,389	560.00																	
2018	2018-0002666	OPFERMAN, DAVID J &	101	78,245		9,389	560.00																	
2017	2017-0002666	OPFERMAN, DAVID J &	101	80,731		9,688	578.00																	
2016	2016-0002666	OPFERMAN, DAVID J &	101	81,375		9,765	583.00																	
2015	2015-0002666	OPFERMAN, DAVID J &	101	80,219		9,500	567.00																	
2014	2014-0002666	OPFERMAN, DAVID J &	101	76,862		9,223	550.00																	
2013	2013-0002666	OPFERMAN, DAVID J &	101	83,220		9,986	596.00																	



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.50 x 2,450.00 = 6,125 Factor Value Adjustments Lot Value 6,125		

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count) 1 Wall Air Conditio
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 33

HOUSE	9/27/2021
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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	

Cost Approach		Manual :	
Base Cost	75.42	Total Misc Impr	+ 9,396
Roofing Adj	+ 4.03	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 109,932
Heat/Cool Adj	+ 0.00	Depreciation (45%)	- 49,469
Plumbing Adj	+ 4.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,463
Adj Base Cost	= 83.78	Lot Value	+ 6,125
Total Area	x 1,200	Indicated Value	= 66,588
Adjusted Cost	= 100,536	Value Per SqFt	55.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,463		
Lot Value	6,125		
Indicated Value	66,588	55.49	Per SqFt
Agland Value	9,967		
Site Improvements	7,285		
Total Value	83,840	69.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	2001	1	1,527.38	1,527
PATO	Slab Porch - Open	1393	40x9	2001	360	6.62		2,383
PATC	Patio - Covered	1395	40x12	2001	480	11.43		5,486



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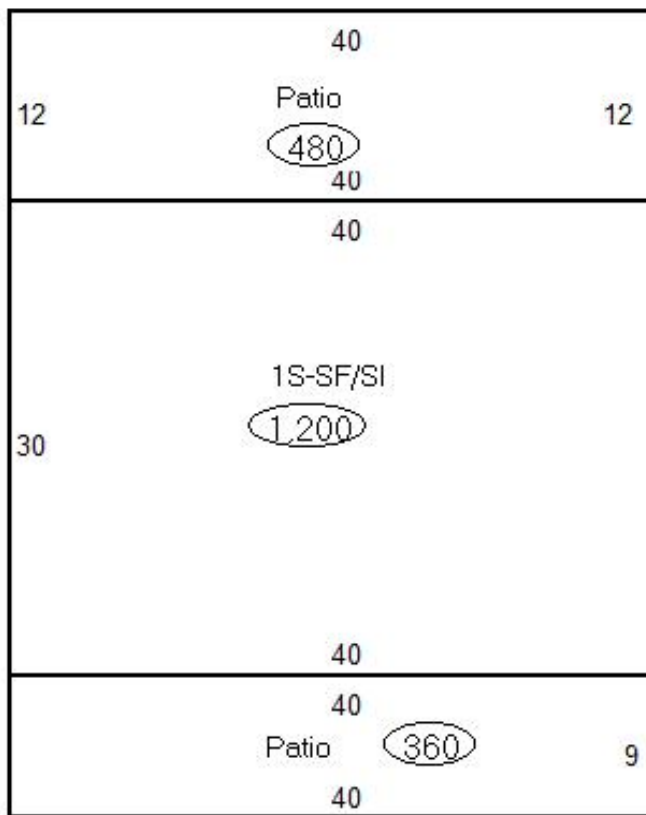
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	Patio	360	1.000	360
2	R	1	Slab	13	1S-SF/Sl	1,200	1.000	1,200
3	M	PATC		13	Patio	480	1.000	480
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / SHIPPING CONTAINER	40x8x6	Base		320
	Qual 2	Cond 2	Year 2005	Eff Age	25	
Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)		RCNLD
Base Cost (16.40 x 320)		5,248		5,248	3,569	1,679
	HAYS	Open Face Shed	42x28x10	Dirt	Galvanized Metal	1,176
	Qual 2	Cond 2	Year 1995	Eff Age	37	
Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)		RCNLD
Base Cost (5.96 x 1,176)		7,009		7,009	5,467	1,542
	SHDS	Shed - Small / WOOD	18x18x8	Base	Composition Shingle	324
	Qual 3	Cond 3	Year 1995	Eff Age	31	
Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)		RCNLD
Base Cost (18.23 x 324)		5,907		5,907	4,607	1,300
	SHDS	Shed - Small / WOOD	18x10x8	Base	Galvanized Metal	180
	Qual 3	Cond 3	Year 1995	Eff Age	31	
Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)		RCNLD
Base Cost (19.86 x 180)		3,575		3,575	2,789	786
	SHDS	Shed - Small / METAL	52x12x10	Base	Galvanized Metal	624
	Qual 2	Cond 2	Year 1995	Eff Age	37	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (13.26 x 624)		8,274		8,274	6,619	1,655
	PATC	Patio - Covered / WOOD SHED	18x5x5	Plank		90
	Qual 3	Cond 3	Year 1995	Eff Age	31	
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)		RCNLD
Base Cost (17.11 x 90)		1,540		1,540	1,217	323



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			27.464	106	106	2,900	2,900
MG	MANSKER-POTTER 5-20%	NP	15			111.359	48	48	5,345	5,345
OA	OTERO LOAMY SAND	NP	15			2.551	48	48	122	122
PD	PRATT LOAMY HUMMOCKY	NP	31			16.126	99	99	1,600	1,600
NP Totals						157.500			9,967	9,967
Total Agland						157.500			9,967	9,967