



# 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	300004922													
Parcel ID	1030-00-001-001-0-001-00													
Cadastral ID	1030-001-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13503													
OPFERMAN, DAVID J.														
P O BOX 406														
BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	00811 US 64 HWY													
Subdivision														
Lot/Block	0001 / 0001	Parcel Size .25 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.84117732 -99.62625387														
<b>Building Permits</b>														
HARPERS ADD BLOCK 1 LOTS S 40' OF BLOCK														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					631/758	WILLIS, LARRY R., ETUX	10/24/2007	60,000	21					
					591/243	CARTER, GORDON ETUX	02/23/2004	60,000	PQ					
					542/213	GINGKO HOTELS	12/01/1998	100,000	PQ					
					501/870	BATES, RUSSELL S., ETUX	12/07/1994	55,000	PQ					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,952	5,952	12%	714	Assessed	4,999	393.62					
Year Frozen		Improvements	38,741	35,705		4,285	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	44,693	41,657		4,999	Total Taxable	4,999	394.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004922	OPFERMAN, DAVID J.	201	44,693	0	4,760	375.00							
2024	2024-300004922	OPFERMAN, DAVID J.	201	48,007	0	4,534	369.00							
2023	2023-300004922	OPFERMAN, DAVID J.	201	43,919	0	4,318	357.00							
2022	2022-300004922	OPFERMAN, DAVID J.	201	38,283	0	4,113	338.00							
2021	2021-300004922	OPFERMAN, DAVID J.	201	35,558	0	3,917	323.00							
2020	2020-300004922	OPFERMAN, DAVID J.	201	35,558	0	3,730	307.00							
2019	2019-0004922	OPFERMAN, DAVID J.	201	35,558		3,553	294.00							
2018	2018-0004922	OPFERMAN, DAVID J.	201	35,558		3,383	281.00							
2017	2017-0004922	OPFERMAN, DAVID J.	201	35,558		3,222	268.00							
2016	2016-0004922	OPFERMAN, DAVID J.	201	35,558		3,070	261.00							
2015	2015-0004922	OPFERMAN, DAVID J.	201	35,674		2,924	232.00							
2014	2014-0004922	OPFERMAN, DAVID J.	201	35,674		2,785	223.00							
2013	2013-0004922	OPFERMAN, DAVID J.	201	38,248		2,651	211.00							



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Lot Data	Square-Foot - BUFFALO\MILLERS COM	Primary Image
Lot Size	40 x 186	
Lot Count		
Units Buildable	5952	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,440.00 x .80 = 5,952	
Factor Value		
Adjustments		
Lot Value	5,952	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,012 / 1,012
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1957 / 66

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	89.12	Total Misc Impr	+ 6,706
Roofing Adj	+ 4.40	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 109,475
Heat/Cool Adj	+ 1.73	Depreciation ( 67%)	- 73,348
Plumbing Adj	+ 6.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,127
Adj Base Cost	= 101.55	Lot Value	+ 5,952
Total Area	x 1,012	Indicated Value	= 42,079
Adjusted Cost	= 102,769	Value Per SqFt	41.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,127		
Lot Value	5,952		
Indicated Value	42,079	41.58	Per SqFt
Agland Value			
Site Improvements	1,713		
Total Value	43,792	43.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2388	15x8	1957	120	39.98		4,798
PRCH	Porch	2389	14x6	1957	84	22.71		1,908



Harper

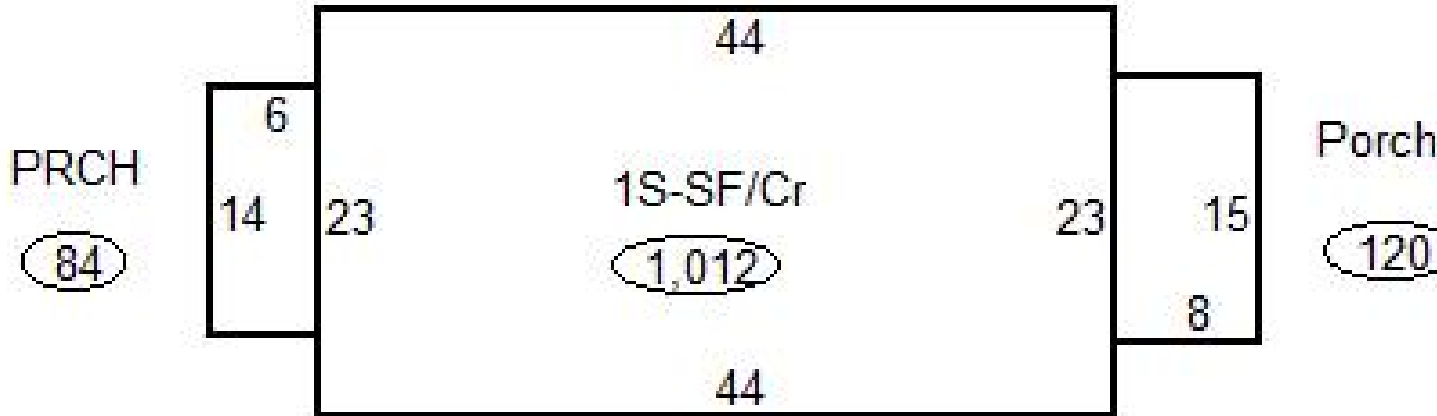
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Sketch Image

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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	1,012	1.000	1,012
2	M	RSPC		20	Porch	120	1.000	120
3	M	PRCH		20	PRCH	84	1.000	84
<b>Total Building Area</b>						1,012		1,012



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	32x18x10	Dirt	Composition Shingle	576
	Qual	3	Cond 3	Year 1995	Eff Age 31	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (78% Phys/ 0% Func)</b>	<b>RCNLD</b>
Base Cost (13.52 x 576)		7,788		7,788	6,075	1,713