



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:59:28  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004923 <b>Parcel ID</b> 1030-00-001-001-0-002-00 <b>Cadastral ID</b> 1030-001-001-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 13503 OPFERMAN, DAVID J.  P O BOX 406 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00813 US 64 HWY <b>Subdivision</b> <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> .75 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>HOTEL 2/23/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.84121281 -99.62530614 HARPERS ADD BLOCK 1 LOTS: N 160' OF BLOCK																																																																																																																									
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Date 02/06/2026  
 Time 06:59:28  
 Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 21056</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 26,320.00 x .80 = 21,056</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 21,056</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,910</p> <p>Total Base Value 403,307</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 403,307</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 80,662</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 80,662</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,143</p> <p>Total Improvement Value 81,805</p> <p>Land Value 21,056</p> <p>Cost Approach Value 102,861 35.35/SqFt</p>	<p>Image ID 28370</p> <p>Image Date 2/23/2024</p> <p>Name 005.JPG</p> <p>Description HOTEL</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 1,143</p> <p>Land Value 21,056</p> <p>Total Appraised Value 102,861 35.35/SqFt</p>	



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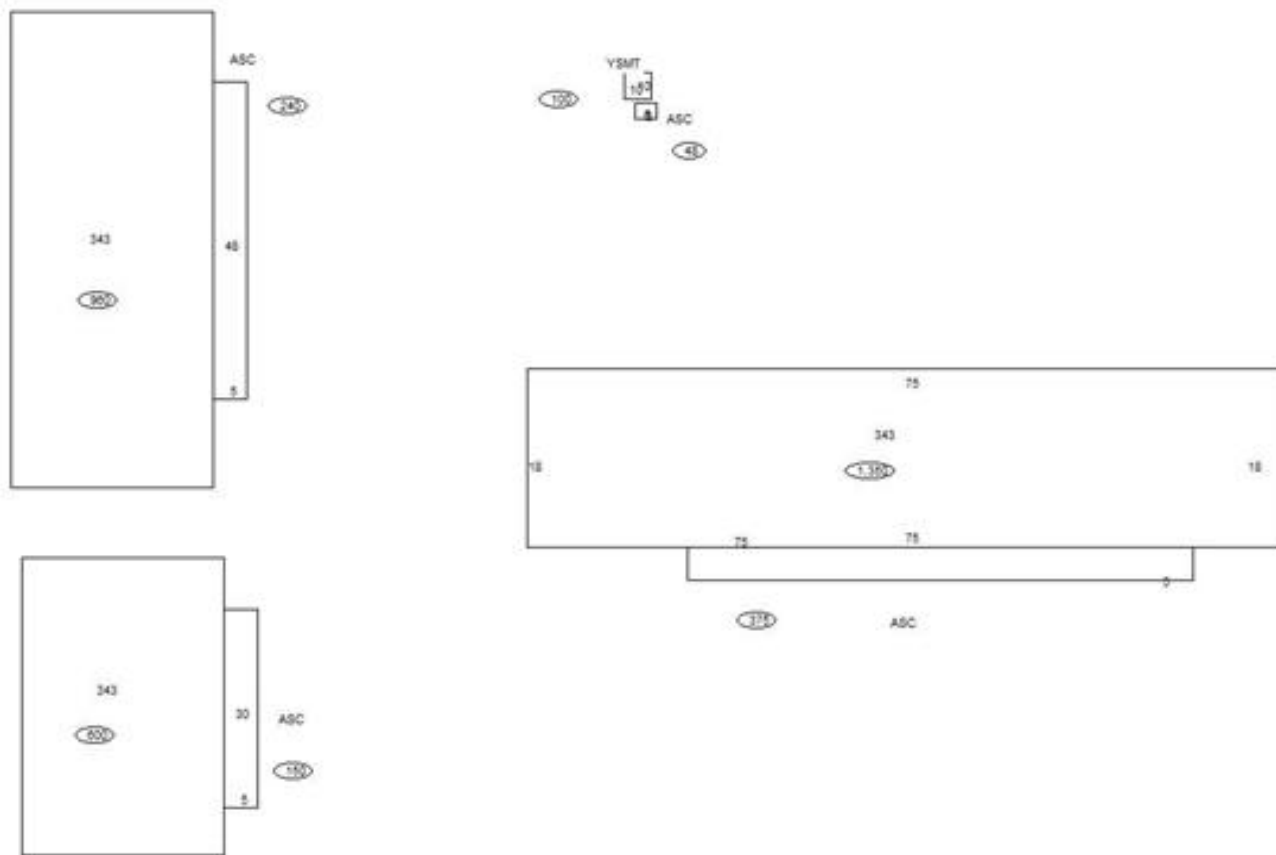
Date 02/06/2026

Time 06:59:28

Page 3

### Sketch Image

300004923



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	343		13	343	1,350	1.000	1,350
2	C	343		13	343	600	1.000	600
3	C	343		13	343	960	1.000	960
4	O	ASC		20	ASC	375	1.000	375
5	O	ASC		20	ASC	240	1.000	240
6	O	ASC		20	ASC	150	1.000	150
7	O	SHDS		50	YSMT	100	1.000	100
8	O	ASC		50	ASC	48	1.000	48
<b>Total Building Area</b>						<b>2,910</b>		<b>2,910</b>



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Time 06:59:28  
Page 4

Account 300004923  
Parcel ID 1030-00-001-001-0-002-00  
Cadastral ID 1030-001-001-00-0-002-00

Tax Area Code 201  
Property Class UC  
Owners Name OPFERMAN, DAVID J.

### Building Data

Building ID 331  
Building Sequence 1  
Occupancy 1 343 Motel 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 960  
Average Perimeter 136  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1955  
Effective Age 71  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 90.62  
Wall Cost 35.36  
HVAC Cost 11.65  
Basement Cost 0.00  
Total Base Cost 137.63  
Total Area 960  
Base RCN 132,125  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 132,125  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (105,700)  
Total RCNLD 26,425  
Lump Sums  
Total Building Value 26,425 \$ 27.53 Per SqFt



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Page 5

Account 300004923  
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Cadastral ID 1030-001-001-00-0-002-00

Tax Area Code 201  
Property Class UC  
Owners Name OPFERMAN, DAVID J.

### Building Data

Building ID 332  
Building Sequence 2  
Occupancy 1 343 Motel 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 600  
Average Perimeter 100  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1955  
Effective Age 71  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

Basement Area  
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Finish Code - 1  
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### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 96.14  
Wall Cost 41.60  
HVAC Cost 11.65  
Basement Cost 0.00  
Total Base Cost 149.39  
Total Area 600  
Base RCN 89,634  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 89,634  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (71,707)  
Total RCNLD 17,927  
Lump Sums  
Total Building Value 17,927 \$ 29.88 Per SqFt



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Time 06:59:29  
Page 6

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Cadastral ID 1030-001-001-00-0-002-00

Tax Area Code 201  
Property Class UC  
Owners Name OPFERMAN, DAVID J.

### Building Data

Building ID 330  
Building Sequence 3  
Occupancy 1 343 Motel 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,350  
Average Perimeter 186  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1955  
Effective Age 71  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 88.44  
Wall Cost 34.39  
HVAC Cost 11.65  
Basement Cost 0.00  
Total Base Cost 134.48  
Total Area 1,350  
Base RCN 181,548  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 181,548  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (145,238)  
Total RCNLD 36,310  
Lump Sums  
Total Building Value 36,310 \$ 26.90 Per SqFt



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Time 06:59:29

Page 7

300004923

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - CONCRETE	10x10x8		Formed Metal	100
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (24.81 x 100)				2,481	1,985	496
	ASC	Awing/Shelter/Carport	8x6x8		Formed Metal	48
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (3.94 x 48)				189	151	38
	ASC	Awing/Shelter/Carport	75x5x8		Composition Shingle	375
	Qual	3	Cond 3	Year 1955	Eff Age 53	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.09 x 375)				1,534	1,227	307
	ASC	Awing/Shelter/Carport	48x5x8		Composition Shingle	240
	Qual	3	Cond 3	Year 1955	Eff Age 53	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (3.88 x 240)				931	745	186
	ASC	Awing/Shelter/Carport	30x5x8		Composition Shingle	150
	Qual	3	Cond 3	Year 1955	Eff Age 53	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (3.88 x 150)				582	466	116
<b>Total Site Improvement Value</b>						<b>1,143</b>