



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	300004924								
Parcel ID	1030-00-002-001-0-001-00								
Cadastral ID	1030-002-001-00-0-001-00								
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									
Parcel Location									
Situs	00805 N HOY STREET								
Subdivision									
Lot/Block	0001 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description	Lat/Long: 36.84057537 -99.62513313				PRIMARY BUILDING 2/23/2024				
HARPERS ADD BLOCK 2 LOTS: S 80' OF BLOCK					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					672/1	FIRST AMERICAN BANK	09/14/2011	27,500	21
					568/91	OLMSTEAD, JANET	07/19/2001	140,000	MU
					511/454	STINSON, PATSY, TRUST	10/04/1995	75,000	MU
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	13,459	13,459	12%	1,615	Assessed	7,275	572.83
Year Frozen		Improvements	47,165	47,165		5,660	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	60,624	60,624		7,275	Total Taxable	7,275	573.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300004924	OPFERMAN, DAVID J.			201	60,624	0	7,239	570.00
2024	2024-300004924	OPFERMAN, DAVID J.			201	58,320	0	6,894	561.00
2023	2023-300004924	OPFERMAN, DAVID J.			201	54,718	0	6,566	543.00
2022	2022-300004924	OPFERMAN, DAVID J.			201	54,857	0	6,583	542.00
2021	2021-300004924	OPFERMAN, DAVID J.			201	55,350	0	6,642	548.00
2020	2020-300004924	OPFERMAN, DAVID J.			201	58,945	0	7,073	582.00
2019	2019-0004924	OPFERMAN, DAVID J.			201	60,956		7,314	606.00
2018	2018-0004924	OPFERMAN, DAVID J.			201	60,956		7,100	589.00
2017	2017-0004924	OPFERMAN, DAVID J.			201	84,340		6,799	565.00
2016	2016-0004924	OPFERMAN, DAVID J.			201	84,340		6,475	551.00
2015	2015-0004924	OPFERMAN, DAVID J.			201	81,772		6,167	490.00
2014	2014-0004924	OPFERMAN, DAVID J.			201	80,272		5,873	471.00
2013	2013-0004924	OPFERMAN, DAVID J.			201	88,622		5,594	446.00



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Lot Data	Primary Image
<p>Lot Size 80 x 210.3</p> <p>Lot Count</p> <p>Units Buildable 13459</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 16,824.00 x .80 = 13,459</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 13,459</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 2,400</p> <p>Total Base Value 187,512</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 187,512</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 37,502</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 37,502</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 7,326</p> <p>Total Improvement Value 44,828</p> <p>Land Value 13,459</p> <p>Cost Approach Value 58,287 24.29/SqFt</p>	<p>Image Information</p> <p>Image ID 28371</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description PRIMARY BUILDING</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 7,326</p> <p>Land Value 13,459</p> <p>Total Appraised Value 58,287 24.29/SqFt</p>



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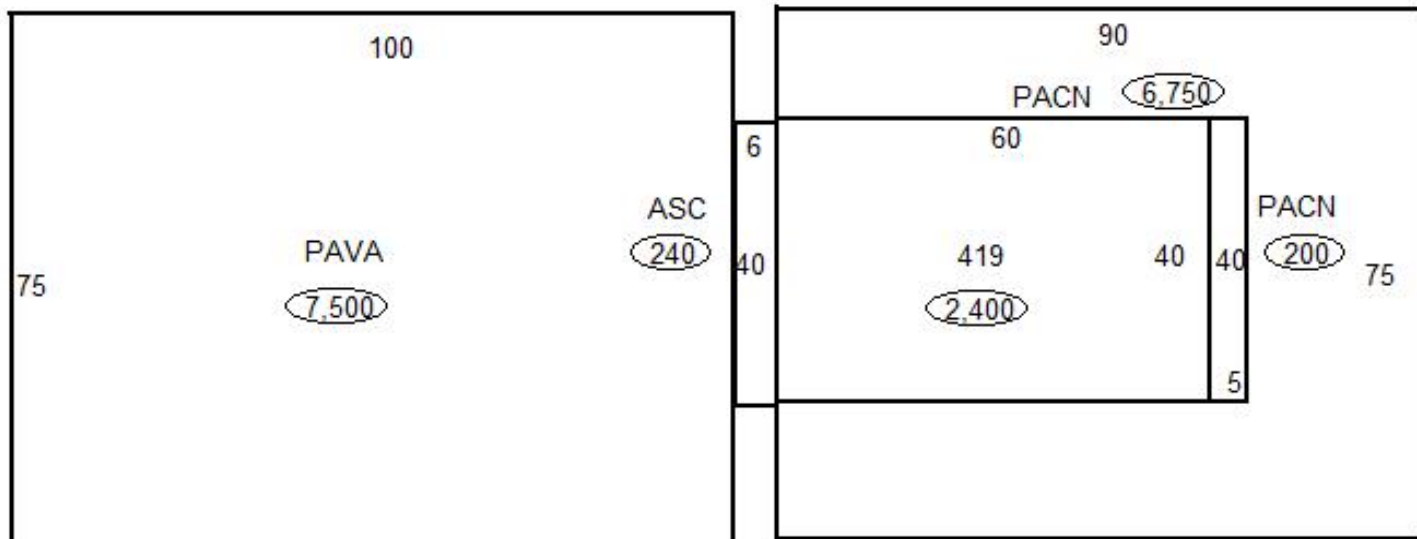
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	419		30	419	2,400	1.000	2,400
2	O	PACN		30	PACN	6,750	1.000	6,750
3	O	PAVA		30	PAVA	7,500	1.000	7,500
4	O	ASC		30	ASC	240	1.000	240
5	O	PACN		30	PACN	200	1.000	200
Total Building Area						2,400		2,400



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Account 300004924
Parcel ID 1030-00-002-001-0-001-00
Cadastral ID 1030-002-001-00-0-001-00

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

Building Data

Building ID 23
Building Sequence 1
Occupancy 1 419 Convenience Market 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 200
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1976
Effective Age 52
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2.25 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
Roof Type Gable
Roof Cover Metal

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 50.85
Wall Cost 11.61
HVAC Cost 15.67
Basement Cost 0.00
Total Base Cost 78.13
Total Area 2,400
Base RCN 187,512
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 187,512
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (150,010)
Total RCNLD 37,502
Lump Sums
Total Building Value 37,502 \$ 15.63 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	90x75x0	Concrete		6,750
	Qual 1	Cond 1	Year 1976	Eff Age 70		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.00 x 6,750)			20,250	16,200		4,050
	PAVA	Paving - Asphalt	100x75x0			7,500
	Qual 1	Cond 1	Year 1976	Eff Age 70		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.91 x 7,500)			14,325	11,460		2,865
	ASC	Awing/Shelter/Carport	40x6x8	Concrete	Formed Metal	240
	Qual 3	Cond 3	Year 1976	Eff Age 38		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.88 x 240)			931	745		186
	PACN	Paving - Concrete / BACK	40x5x0	Concrete		200
	Qual 3	Cond 3	Year 1976	Eff Age 50		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.63 x 200)			1,126	901		225
Total Site Improvement Value						7,326