




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:59:30
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Assessment Data					Primary Image				
Account	300004925				 <p>HOUSE 2/23/2024</p>				
Parcel ID	1030-00-002-001-0-002-00								
Cadastral ID	1030-002-001-00-0-002-00								
Property Type	REAL - Real Property								
Property Class	UR	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	00809 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: 36.84444030 -99.62906865				Building Permits				
HARPERS ADD BLOCK 2 LOTS N 120' OF BLOCK					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	676/30	FANNIE MAE ("FEDERAL NATI	11/23/2011	23,000	10
					626/858	JACKSON, RAE D.	07/24/2007	55,000	Q
					578/538	HARPER, LESLIE	11/12/2002	6,000	U
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	7,005	7,005	12%	841	Assessed	5,979	470.79
Year Frozen		Improvements	42,911	42,810		5,138	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-79.00
TIF Project ID	0	Total Value	49,916	49,815	5,979	Total Taxable	4,979	392.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300004925	OPFERMAN, DAVID J.			201	49,916	1000	4,804	378.00
2024	2024-300004925	OPFERMAN, DAVID J.			201	53,100	1000	4,635	377.00
2023	2023-300004925	OPFERMAN, DAVID J.			201	50,394	1000	4,471	370.00
2022	2022-300004925	OPFERMAN, DAVID J.			201	44,263	1000	4,312	355.00
2021	2021-300004925	OPFERMAN, DAVID J.			201	44,886	1000	4,387	362.00
2020	2020-300004925	OPFERMAN, DAVID J.			201	45,009	1000	4,401	362.00
2019	2019-0004925	OPFERMAN, DAVID J.			201	45,986		4,482	371.00
2018	2018-0004925	OPFERMAN, DAVID J.			201	45,986		4,322	358.00
2017	2017-0004925	OPFERMAN, DAVID J.			201	43,054		4,167	346.00
2016	2016-0004925	OPFERMAN, DAVID J.			201	42,348		4,082	347.00
2015	2015-0004925	OPFERMAN, DAVID J.			201	42,486		4,099	325.00
2014	2014-0004925	OPFERMAN, DAVID J.			201	42,486		4,099	328.00
2013	2013-0004925	OPFERMAN, DAVID J.			201	42,009		4,041	322.00




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	7005	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	23,349.00 x .30 = 7,005	
Factor Value		
Adjustments		
Lot Value	7,005	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,452 / 1,452
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	308 Carport - Gable Roof
Remodel	
Year/Eff Age	1950 / 76

HOUSE 2/23/2024

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	41,857		
Lot Value	7,005		
Indicated Value	48,862	33.65	Per SqFt
Agland Value			
Site Improvements	1,105		
Total Value	49,967	34.41	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.48	Total Misc Impr	+ 7,923
Roofing Adj	+ 4.00	Garage Cost	+ 2,581
Subfloor Adj	+ 0.00	Total RCN	= 160,989
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 119,132
Plumbing Adj	+ 4.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,857
Adj Base Cost	= 103.64	Lot Value	+ 7,005
Total Area	x 1,452	Indicated Value	= 48,862
Adjusted Cost	= 150,485	Value Per SqFt	33.65

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	2393	15x9		135	39.90		5,387
PRCH	Slab Porch - Covered	2395	16x7		112	22.64		2,536



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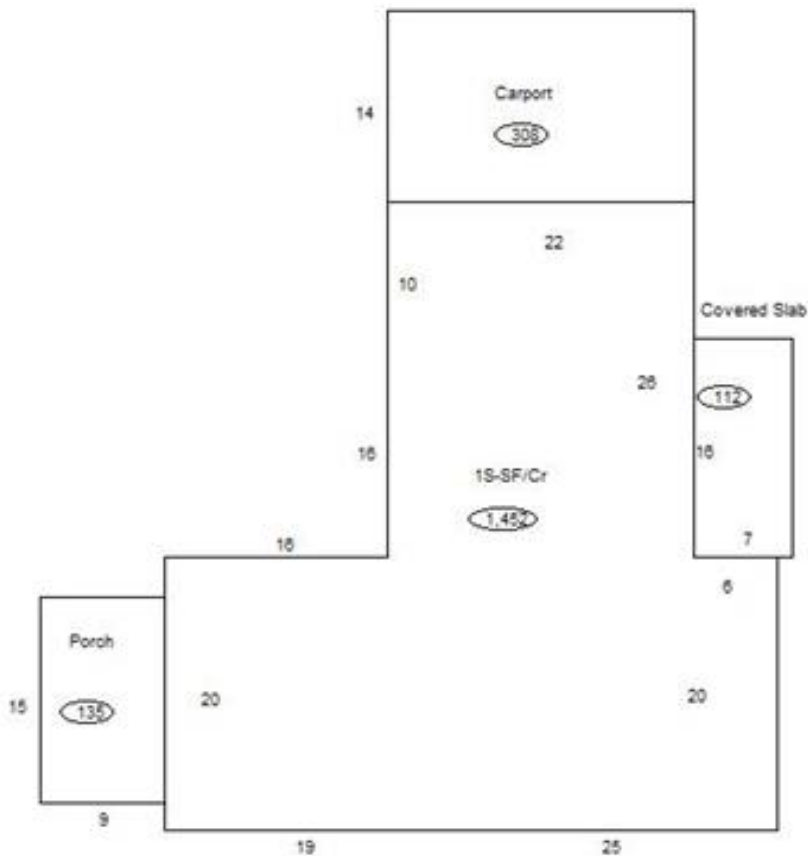
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		13	Porch	135	1.000	135
2	R	1	Crawl	13	1S-SF/Cr	1,452	1.000	1,452
3	M	PRCH		13	Covered Slab	112	1.000	112
4	G	3		13	Carport	308	1.000	308
Total Building Area						1,452		1,452



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	22x14x10	Dirt	Formed Metal	308
	Qual	3	Cond 3	Year	2019	Eff Age 7
Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)		RCNLD
Base Cost (6.08 x 308)		1,873		1,873 768		1,105