




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 300004926 Parcel ID 1030-00-003-001-0-001-00 Cadastral ID 1030-003-001-00-0-001-00 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 00111 N HOY STREET Subdivision Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO	 <p>1030-00-003-001-0-001-00_001.JPG 2/23/2024</p>																														
Legal Description Lat/Long: 36.84141017 -99.62500693 HARPERS ADD BLOCK 3 LOTS: ALL BLOCK	Building Permits <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																									
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <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>672/1</td> <td>FIRST AMERICAN BANK</td> <td>09/14/2011</td> <td>27,500</td> <td>21</td> </tr> <tr> <td>568/91</td> <td>OLMSTEAD, JANET</td> <td>07/19/2001</td> <td>140,000</td> <td>MU</td> </tr> <tr> <td>511/454</td> <td>STINSON, PATSY, TRUST</td> <td>10/04/1995</td> <td>0</td> <td>MU</td> </tr> </tbody> </table>	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	0	MU
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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	0	MU																											

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	34,848	34,848	12%	4,182	Assessed	4,491	353.62
Year Frozen		Improvements	2,571	2,571		309	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	37,419	37,419		4,491	Total Taxable	4,491	354.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300004926	OPFERMAN, DAVID J.	201	37,419	0	4,410	347.00	
2024	2024-300004926	OPFERMAN, DAVID J.	201	34,998	0	4,200	342.00	
2023	2023-300004926	OPFERMAN, DAVID J.	201	34,998	0	4,053	335.00	
2022	2022-300004926	OPFERMAN, DAVID J.	201	34,998	0	3,860	318.00	
2021	2021-300004926	OPFERMAN, DAVID J.	201	34,998	0	3,677	304.00	
2020	2020-300004926	OPFERMAN, DAVID J.	201	34,998	0	3,501	288.00	
2019	2019-0004926	OPFERMAN, DAVID J.	201	34,998		3,334	276.00	
2018	2018-0004926	OPFERMAN, DAVID J.	201	34,998		3,176	263.00	
2017	2017-0004926	OPFERMAN, DAVID J.	201	34,998		3,025	251.00	
2016	2016-0004926	OPFERMAN, DAVID J.	201	34,998		2,880	245.00	
2015	2015-0004926	OPFERMAN, DAVID J.	201	34,998		2,744	218.00	
2014	2014-0004926	OPFERMAN, DAVID J.	201	34,998		2,613	209.00	
2013	2013-0004926	OPFERMAN, DAVID J.	201	52,422		2,489	198.00	



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 34848</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 43,560.00 x .80 = 34,848</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 34,848</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 2,410</p> <p>Total Improvement Value 2,410</p> <p>Land Value 34,848</p> <p>Cost Approach Value 37,258</p>	<p>Image ID 28375</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description 1030-00-003-001-0-001-00_001.JPG</p>	
Income Approach	Value Reconciliation	
<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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 2,410</p> <p>Land Value 34,848</p> <p>Total Appraised Value 37,258</p>	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UHRV	Utility Hookup - RV HOOKUPS	0x0x0			3		
	Qual	3	Cond	3	Year	2000	Eff Age	26
				0				
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD	
Base Cost (2,677.50 x 3)				8,033	5,623		2,410	
Total Site Improvement Value						2,410		