



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	300004927								
Parcel ID	1030-00-004-001-0-001-00								
Cadastral ID	1030-004-001-00-0-001-00								
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	00109 N HOY STREET								
Subdivision									
Lot/Block	0001 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.84051595 -99.62684870									
Building Permits									
HARPERS ADD BLOCK 4 LOTS: ALL BLOCK									
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	0	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	4,550	358.27
Year Frozen		Improvements	3,063	3,063		368	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	37,911	37,911		4,550	Total Taxable	4,550	358.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300004927	OPFERMAN, DAVID J.			201	37,911	0	4,416	348.00
2024	2024-300004927	OPFERMAN, DAVID J.			201	35,048	0	4,206	342.00
2023	2023-300004927	OPFERMAN, DAVID J.			201	35,048	0	4,063	336.00
2022	2022-300004927	OPFERMAN, DAVID J.			201	35,048	0	3,870	318.00
2021	2021-300004927	OPFERMAN, DAVID J.			201	35,048	0	3,686	304.00
2020	2020-300004927	OPFERMAN, DAVID J.			201	35,048	0	3,510	289.00
2019	2019-0004927	OPFERMAN, DAVID J.			201	35,048		3,343	277.00
2018	2018-0004927	OPFERMAN, DAVID J.			201	35,048		3,184	264.00
2017	2017-0004927	OPFERMAN, DAVID J.			201	35,048		3,032	252.00
2016	2016-0004927	OPFERMAN, DAVID J.			201	35,048		2,888	246.00
2015	2015-0004927	OPFERMAN, DAVID J.			201	35,048		2,751	218.00
2014	2014-0004927	OPFERMAN, DAVID J.			201	35,048		2,620	210.00
2013	2013-0004927	OPFERMAN, DAVID J.			201	52,472		2,495	199.00



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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 2,871</p> <p>Total Improvement Value 2,871</p> <p>Land Value 34,848</p> <p>Cost Approach Value 37,719</p>	<th data-bbox="703 884 1588 909">Image Information</th>		Image Information
	<p>Image ID 28376</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description RV HOOK UPS</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 2,871</p> <p>Land Value 34,848</p> <p>Total Appraised Value 37,719</p>		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UHRV	Utility Hookup - RV HOOK UPS	0x0x0			4
	Qual 3	Cond 3	Year 2000	Eff Age 26		
			0			
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2,392.75 x 4)				9,571	6,700	2,871
Total Site Improvement Value						2,871