



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 300004969 Parcel ID 1070-00-088-001-0-001-00 Cadastral ID 1070-088-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 13503 OPFERMAN, DAVID J. P O BOX 406 BUFFALO OK 73834-0000 Parcel Location Situs 00501 W BROAD ST Subdivision MILLER'S ADDN Lot/Block 0001 / 0088 Parcel Size 9 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					<p>1070-00-088-001-0-001-00 2/25/2022 ACCT. #4969</p> <p>1 2/28/2022</p>														
Legal Description Lat/Long: 36.83084604 -99.63373655																			
MILLERS ADD. BLOCK 88 LOTS: 1 THRU 9 LESS HWY					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					654/267	COLLIER, TODD C. AND	11/02/2009	55,000	Q										
					595/616	SAVELY, RODNEY D., ETUX	08/11/2004	3,000	MU										
					547/244	PRICE, LAWRENCE F.	07/28/1999	0	MU										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax										
Remove Cap		Land Value	21,211	21,211	12%	2,545	Assessed	7,971	627.64										
Year Frozen		Improvements	45,215	45,215		5,426	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	66,426	66,426		7,971	Total Taxable	7,971	628.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300004969	OPFERMAN, DAVID J.			201	66,426	0	7,971	628.00										
2024	2024-300004969	OPFERMAN, DAVID J.			201	67,093	0	7,716	628.00										
2023	2023-300004969	OPFERMAN, DAVID J.			201	61,241	0	7,349	608.00										
2022	2022-300004969	OPFERMAN, DAVID J.			201	60,894	0	7,307	601.00										
2021	2021-300004969	OPFERMAN, DAVID J.			201	60,894	0	7,307	603.00										
2020	2020-300004969	OPFERMAN, DAVID J.			201	60,894	0	7,307	601.00										
2019	2019-0004969	OPFERMAN, DAVID J.			201	60,894		7,307	606.00										
2018	2018-0004969	OPFERMAN, DAVID J.			201	60,894		7,307	606.00										
2017	2017-0004969	OPFERMAN, DAVID J.			201	60,894		7,307	608.00										
2016	2016-0004969	OPFERMAN, DAVID J.			201	72,493		8,424	717.00										
2015	2015-0004969	OPFERMAN, DAVID J.			201	72,493		8,022	637.00										
2014	2014-0004969	OPFERMAN, DAVID J.			201	72,493		7,640	612.00										
2013	2013-0004969	OPFERMAN, DAVID J.			201	84,320		7,277	580.00										



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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 21211</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 26,514.00 x .80 = 21,211</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 21,211</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 43,680</p> <p>Total Improvement Value 43,680</p> <p>Land Value 21,211</p> <p>Cost Approach Value 64,891</p>	<p>Image Information</p> <p>Image ID 17395</p> <p>Image Date 2/28/2022</p> <p>Name 4969_1.JPG</p> <p>Description 1</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 43,680</p> <p>Land Value 21,211</p> <p>Total Appraised Value 64,891</p>



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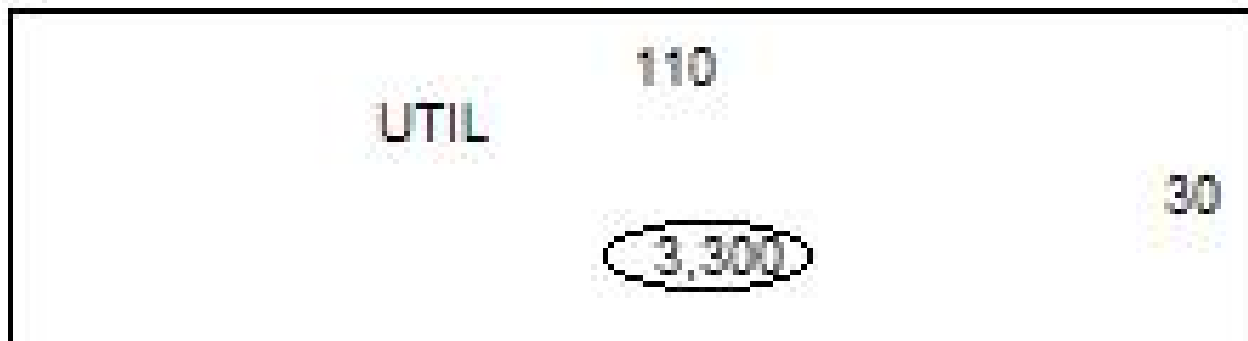
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	EQSH		50	UTIL	3,300	1.000	3,300

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed/ STORAGE UNITS	110x30x12	Concrete	Formed Metal	3,300
	Qual 4	Cond 4	Year 2006	Eff Age 16		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (21.01 x 3,300)				69,333	25,653	43,680
Total Site Improvement Value						43,680