




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	300005067				 <p>1070-00-109-023-0-002-00_001.JPG 1/9/2023</p>																			
Parcel ID	1070-00-109-023-0-002-00																							
Cadastral ID	1070-109-023-00-0-002-00																							
Property Type	REAL - Real Property																							
Property Class	UC	VI Area 1																						
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	16344																							
LIRA, JENNA SIOUX & JOSE LIRA SOTO																								
1909 NORTH 193 RD BUFFALO OK 73834-8932																								
Parcel Location																								
Situs	MAPLE DR																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0023 / 0109	Parcel Size 2 - Lots																						
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG/MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.83323148 -99.62994156																								
MILLERS ADD BLOCK 109 LOTS: W 66' OF 23-25-27 BOOK 780 PAGE 778 JTWD																								
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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																								
Code	Type	Active	Maximum	Exemption																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
780/778	OPFERMAN, DAVID J. &	03/18/2024	85,000	MQ																				
642/405	HERNANDEZ, MANUEL AND	08/31/2008	40,000	MQ																				
617/88	LAMUNYON, ROSA MAXINE	09/01/2006	30,000	MV																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap	2025	Land Value	3,960	3,960	12%	475	Assessed	770 60.63																
Year Frozen		Improvements	2,456	2,456		295	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																
TIF Project ID	0	Total Value	6,416	6,416		770	Total Taxable	770 61.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005067	LIRA, JENNA SIOUX &	201	6,416	0	770	61.00																	
2024	2024-300005067	LIRA, JENNA SIOUX &	201	5,780	0	479	39.00																	
2023	2023-300005067	OPFERMAN, DAVID J. &	201	3,960	0	456	38.00																	
2022	2022-300005067	OPFERMAN, DAVID J. &	201	3,960	0	435	36.00																	
2021	2021-300005067	OPFERMAN, DAVID J. AND	201	3,960	0	414	34.00																	
2020	2020-300005067	OPFERMAN, DAVID J. AND	201	3,960	0	394	32.00																	
2019	2019-0005067	OPFERMAN, DAVID J. AND	201	3,960		376	31.00																	
2018	2018-0005067	OPFERMAN, DAVID J. AND	201	3,960		358	30.00																	
2017	2017-0005067	OPFERMAN, DAVID J. AND	201	3,960		341	28.00																	
2016	2016-0005067	OPFERMAN, DAVID J. AND	201	3,960		325	28.00																	
2015	2015-0005067	OPFERMAN, DAVID J. AND	201	3,960		309	25.00																	
2014	2014-0005067	OPFERMAN, DAVID J. AND	201	3,960		295	24.00																	
2013	2013-0005067	OPFERMAN, DAVID J. AND	201	5,940		281	22.00																	



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 3960</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 4,950.00 x .80 = 3,960</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,960</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 2,379</p> <p>Total Improvement Value 2,379</p> <p>Land Value 3,960</p> <p>Cost Approach Value 6,339</p>	<p>Image Information</p> <p>Image ID 24049</p> <p>Image Date 1/9/2023</p> <p>Name 001.JPG</p> <p>Description 1070-00-109-023-0-002-00_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 2,379</p> <p>Land Value 3,960</p> <p>Total Appraised Value 6,339</p>	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0			4,816
	Qual	3	Cond 3	Year 1985	Eff Age 41	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.47 x 4,816)		11,896	9,517	2,379
Total Site Improvement Value						2,379