



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	300005080													
Parcel ID	1070-00-111-016-0-001-00													
Cadastral ID	1070-111-016-00-0-001-00													
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	00204 S HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0016 / 0111	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83878346 -99.63279103														
MILLER'S ADD BLOCK 111 LOTS 16-18														
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					
					631/758	WILLIS, LARRY R., ETUX	10/21/2007	60,000	21					
					591/243	CARTER, GORDON ETUX	02/23/2004	60,000	MU					
					542/213	GINGKO HOTELS & RESORTS	12/21/1998	100,000	PQ					
					535/240	GINGKO HOTELS & RESORTS	05/13/1998	20,000	MU					
					526/365	BLITCH, JIM & LEONA	06/10/1997	7,000	PQ					
					504/742	STEWART, LETA L. TRUSTEE	03/06/1995	10,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	1,500	1,500	12%	180	Assessed	4,099	322.76					
Year Frozen		Improvements	43,191	32,658		3,919	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	44,691	34,158		4,099	Total Taxable	4,099	323.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005080	OPFERMAN, DAVID J.	201	44,691	0	3,904	307.00							
2024	2024-300005080	OPFERMAN, DAVID J.	201	45,283	0	3,718	303.00							
2023	2023-300005080	OPFERMAN, DAVID J.	201	39,174	0	3,541	293.00							
2022	2022-300005080	OPFERMAN, DAVID J.	201	28,571	0	3,372	277.00							
2021	2021-300005080	OPFERMAN, DAVID J.	201	28,571	0	3,211	265.00							
2020	2020-300005080	OPFERMAN, DAVID J.	201	28,571	0	3,058	252.00							
2019	2019-0005080	OPFERMAN, DAVID J.	201	30,555		2,913	241.00							
2018	2018-0005080	OPFERMAN, DAVID J.	201	30,555		2,774	230.00							
2017	2017-0005080	OPFERMAN, DAVID J.	201	28,234		2,642	220.00							
2016	2016-0005080	OPFERMAN, DAVID J.	201	28,234		2,517	214.00							
2015	2015-0005080	OPFERMAN, DAVID J.	201	26,108		2,397	190.00							
2014	2014-0005080	OPFERMAN, DAVID J.	201	25,324		2,283	183.00							
2013	2013-0005080	OPFERMAN, DAVID J.	201	25,010		2,174	173.00							



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Lot Data	Primary Image	
<p>Lot Size 50 x 100</p> <p>Lot Count</p> <p>Units Buildable 1500</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 4 BUFFALO ORIGMILLERS</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 5,000.00 x .30 = 1,500</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,500</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,584</p> <p>Total Base Value 208,581</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 208,581</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 41,716</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 41,716</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,174</p> <p>Total Improvement Value 42,890</p> <p>Land Value 1,500</p> <p>Cost Approach Value 44,390 28.02/SqFt</p>	<p>Image ID 3625</p> <p>Image Date 5/11/2018</p> <p>Name 1070-00-111-016-0-001-00-001-000-001.jpg</p> <p>Description PRIMARY</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 1,174</p> <p>Land Value 1,500</p> <p>Total Appraised Value 44,390 28.02/SqFt</p>	



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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	C	343		13	GFA-343	1,584	1.000	1,584
2	O	PRCH		13	SLBC	264	1.000	264
Total Building Area						1,584		1,584



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Account 300005080
Parcel ID 1070-00-111-016-0-001-00
Cadastral ID 1070-111-016-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name OPFERMAN, DAVID J.

Building Data

Building ID 42
Building Sequence 1
Occupancy 1 343 Motel 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,584
Average Perimeter 212
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1965
Effective Age 73
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 1.5 - Low
Condition 2 - Fair
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 6 - Wall Furnace
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 74.92
Wall Cost 52.97
HVAC Cost 3.79
Basement Cost 0.00
Total Base Cost 131.68
Total Area 1,584
Base RCN 208,581
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 208,581
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (166,865)
Total RCNLD 41,716
Lump Sums
Total Building Value 41,716 \$ 26.34 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered	88x3x0		Composition Shingle	264
	Qual 3	Cond 3	Year 1963	Eff Age 63		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (22.24 x 264)		5,871	4,697	1,174
		Total Site Improvement Value		1,174