



# 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	300005106				<p>1070-00-125-008-0-001-00 3/29/2022 ACCT. #5106</p> <p>1 <span style="float: right;">3/30/2022</span></p>									
Parcel ID	1070-00-125-008-0-001-00													
Cadastral ID	1070-125-008-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14545													
OPFERMAN, DAVE														
P O BOX 406 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00302 W TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0008 / 0125	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83425926 -99.62504398														
MILLERS ADD. BLOCK 125, LOTS 8-9;E 60' OF 10-12 BOOK 572 PAGE 773														
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					
					572/773	HOUSEHOLD FINANCE CORP	04/03/2002	11,000	U					
					502/443	MARTIN, EUGENE M.	12/30/1994	16,500	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,700	2,700	12%	324	Assessed	4,002	315.12					
Year Frozen		Improvements	30,654	30,654		3,678	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	33,354	33,354		4,002	Total Taxable	4,002	315.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005106	OPFERMAN, DAVE	201	33,354	0	4,002	315.00							
2024	2024-300005106	OPFERMAN, DAVE	201	37,044	0	3,932	320.00							
2023	2023-300005106	OPFERMAN, DAVE	201	34,817	0	3,745	310.00							
2022	2022-300005106	OPFERMAN, DAVE	201	29,724	0	3,567	293.00							
2021	2021-300005106	OPFERMAN, DAVE	201	29,724	0	3,567	294.00							
2020	2020-300005106	OPFERMAN, DAVE	201	29,724	0	3,567	294.00							
2019	2019-0005106	OPFERMAN, DAVE	201	29,724		3,567	296.00							
2018	2018-0005106	OPFERMAN, DAVE	201	29,724		3,567	296.00							
2017	2017-0005106	OPFERMAN, DAVE	201	29,724		3,465	288.00							
2016	2016-0005106	OPFERMAN, DAVE	201	29,724		3,300	281.00							
2015	2015-0005106	OPFERMAN, DAVE	201	29,832		3,143	249.00							
2014	2014-0005106	OPFERMAN, DAVE	201	29,832		2,993	240.00							
2013	2013-0005106	OPFERMAN, DAVE	201	32,939		2,851	227.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	0	0
Lot Count		
Units Buildable	2700	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,000.00 x .30 = 2,700	
Factor Value		
Adjustments		
Lot Value	2,700	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	800 / 1,375
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

### GRM Approach

GRM Code	
Gross Rent Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R Indicated Value	

### Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables Indicated Value		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	30,941		
Lot Value	2,700		
Indicated Value	33,641	24.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	33,641	24.47	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	77.32	Total Misc Impr	+ 147
Roofing Adj	+ 2.75	Garage Cost	+ 119,002
Subfloor Adj	+ 0.00	Total RCN	= 88,061
Heat/Cool Adj	+ 1.73	Depreciation ( 74%)	- 0
Plumbing Adj	+ 4.63	Lump Sums	+ 30,941
Basement Adj	+ 0.00	RCNLD	= 2,700
Adj Base Cost	= 86.44	Lot Value	+ 33,641
Total Area	x 1,375	Indicated Value	= 24.47
Adjusted Cost	= 118,855	Value Per SqFt	

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO Slab		2814	5x3		15	9.78		147



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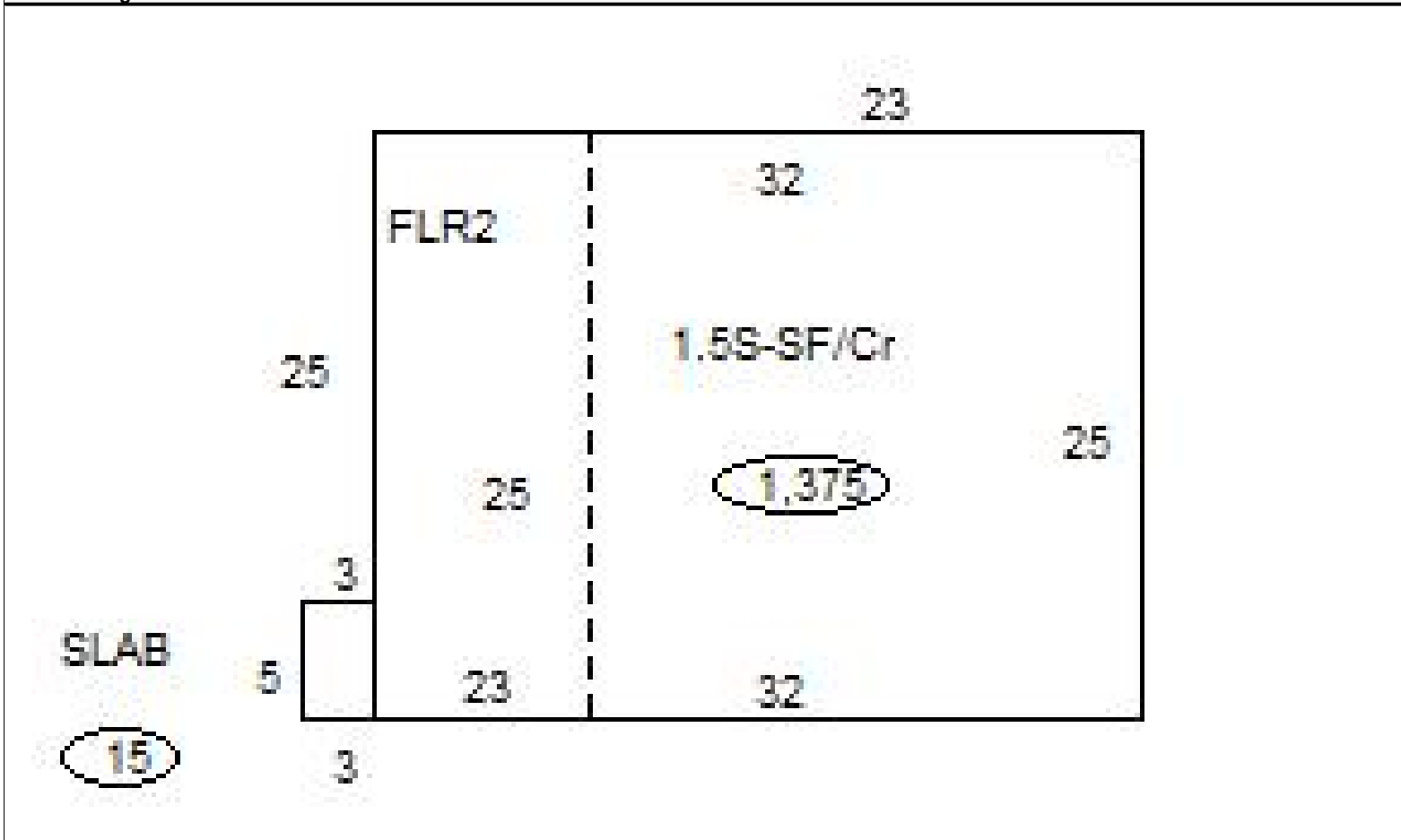
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Sketch Image

300005106



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	SLAB	15	1.000	15
2	U	^UL		20	FLR2	575	1.000	575
3	R	5	Crawl	20	1.5S-SF/Cr	800	1.719	1,375
<b>Total Building Area</b>						800		1,375