



# 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	300005149													
Parcel ID	1070-00-129-005-0-001-00													
Cadastral ID	1070-129-005-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	18073													
BUFFALO PUBLIC WORKS AUTHORITY														
P O BOX 439 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00112 E TURNER ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0005 / 0129	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
f:\pictures\1070-00-129-005-0-001-00-001-000-001.jpg 5/17/2019														
Legal Description Lat/Long: 36.83487254 -99.62994615														
MILLERS ADD BLOCK 129 LOTS 5 BOOK 776 PAGE 19														
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					
					776/19	PATTERSON, JERRY	05/05/2023	0	01					
					762/557	OPFERMAN, DAVID	08/10/2021	30,000	Q					
					605/827	LITZ, STEVEN D., ETUX	08/24/2005	35,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2024	Land Value	2,000	0	12%	Assessed	0	0.00						
Year Frozen		Improvements	42,968	0		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00						
TIF Project ID	0	Total Value	44,968	0		Total Taxable	0	0.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005149	BUFFALO PUBLIC WORKS AUTHORITY	201	44,968	0		.00							
2024	2024-300005149	BUFFALO PUBLIC WORKS AUTHORITY	201	44,071	0		.00							
2023	2023-300005149	PATTERSON, JERRY	201	30,000	0	1,500	124.00							
2022	2022-300005149	PATTERSON, JERRY	201	30,000	0	3,600	296.00							
2021	2021-300005149	PATTERSON, JERRY	201	41,455	0	4,693	387.00							
2020	2020-300005149	OPFERMAN, DAVID	201	41,455	0	4,469	368.00							
2019	2019-0005149	OPFERMAN, DAVID	201	44,377		4,257	353.00							
2018	2018-0005149	OPFERMAN, DAVID	201	33,783		4,054	336.00							
2017	2017-0005149	OPFERMAN, DAVID	201	41,960		5,035	419.00							
2016	2016-0005149	OPFERMAN, DAVID	201	41,960		4,890	416.00							
2015	2015-0005149	OPFERMAN, DAVID	201	38,811		4,657	370.00							
2014	2014-0005149	OPFERMAN, DAVID	201	37,623		4,515	362.00							
2013	2013-0005149	OPFERMAN, DAVID	201	48,391		4,630	369.00							



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Lot Data	Primary Image
<p>Lot Size 25 x 100</p> <p>Lot Count</p> <p>Units Buildable 2000</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 2,500.00 x .80 = 2,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,000</p>	
<p><b>Cost Approach</b></p> <p>Manual Date 07/2025</p> <p>Total Building Area 1,950</p> <p>Total Base Value 172,166</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 172,166</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 43,041</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 43,041</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 43,041</p> <p>Land Value 2,000</p> <p>Cost Approach Value 45,041 23.10/SqFt</p>	
	<p><b>Image Information</b></p> <p>Image ID 3733</p> <p>Image Date 5/17/2019</p> <p>Name 1070-00-129-005-0-001-00-001-000-001.jpg</p> <p>Description f:\pictures\1070-00-129-005-0-001-00-001-000-001.jpg</p>
<p><b>Income Approach</b></p> <p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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><b>Value Reconciliation</b></p> <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 2,000</p> <p>Total Appraised Value 45,041 23.10/SqFt</p>



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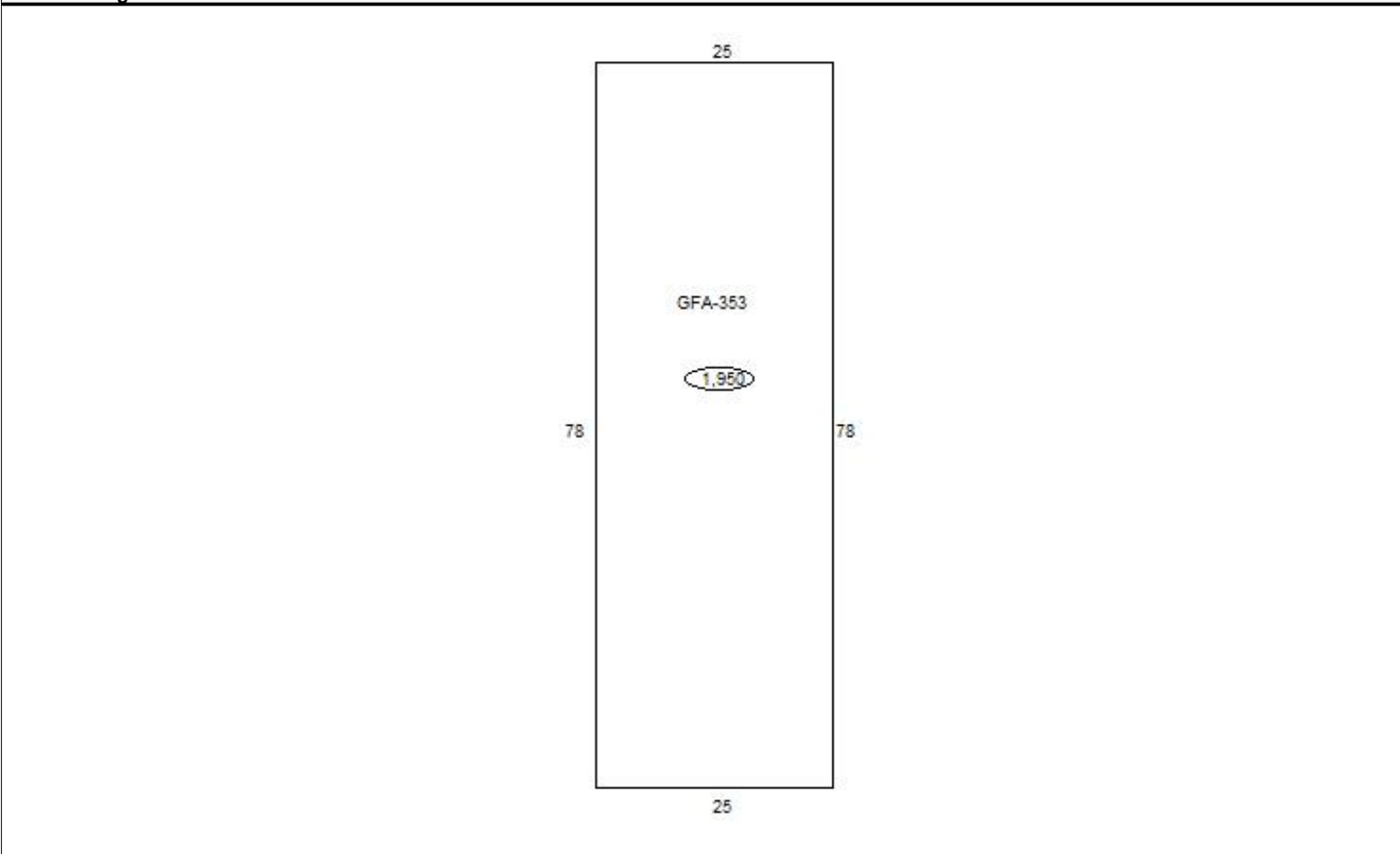
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Sketch Image

300005149



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	GFA-353	1,950	1.000	1,950
<b>Total Building Area</b>						1,950		1,950



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Account 300005149  
Parcel ID 1070-00-129-005-0-001-00  
Cadastral ID 1070-129-005-00-0-001-00

Tax Area Code 201  
Property Class E  
Owners Name BUFFALO PUBLIC WORKS AUTHORITY

### Building Data

Building ID 63  
Building Sequence 1  
Occupancy 1 596 Shell, Apartment 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,950  
Average Perimeter 137  
Number Of Storys 1.50  
Average Wall Ht 14.00  
Year Built 1935  
Effective Age 82  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3.5 - Average  
Condition 3.5 - Average  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Flat  
Roof Cover Tar & Gravel

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 1  
Zone Description VI AREA 1  
Base Cost 24.93  
Wall Cost 50.26  
HVAC Cost 13.10  
Basement Cost 0.00  
Total Base Cost 88.29  
Total Area 1,950  
Base RCN 172,166  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 172,166  
Physical Depreciation 75%  
Functional Depreciation  
Total Depreciation 75% (129,125)  
Total RCNLD 43,041  
Lump Sums  
Total Building Value 43,041 \$ 22.07 Per SqFt