



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	300005215													
Parcel ID	1070-00-146-001-0-001-00													
Cadastral ID	1070-146-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25682													
ANDERSON, MEGAN														
PO BOX 982 BUFFALO OK 73834-														
Parcel Location														
Situs	00120 E WILLIAMS ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0001 / 0146	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83657016 -99.63066152														
MILLER'S ADD. BLOCK 146 LOTS 1-3-5-7 OPFERMAN, DAVID -> ANDERSON, MEGAN														
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					
					787/563	OPFERMAN, DAVID J.	02/12/2025	28,000	Q					
					617/139	ROBERTS, IRA DON & ETUX	08/30/2006	16,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2026	Land Value	3,526	3,526	12%	423	Assessed	3,422	269.45					
Year Frozen		Improvements	24,991	24,991		2,999	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	28,517	28,517		3,422	Total Taxable	3,422	269.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005215	ANDERSON, MEGAN	201	28,517	0	2,089	164.00							
2024	2024-300005215	OPFERMAN, DAVID J.	201	30,452	0	1,989	162.00							
2023	2023-300005215	OPFERMAN, DAVID J.	201	27,799	0	1,895	157.00							
2022	2022-300005215	OPFERMAN, DAVID J.	201	24,472	0	1,805	148.00							
2021	2021-300005215	OPFERMAN, DAVID J.	201	25,841	0	1,719	142.00							
2020	2020-300005215	OPFERMAN, DAVID J.	201	25,058	0	1,637	135.00							
2019	2019-0005215	OPFERMAN, DAVID J.	201	25,058		1,559	129.00							
2018	2018-0005215	OPFERMAN, DAVID J.	201	25,058		1,485	123.00							
2017	2017-0005215	OPFERMAN, DAVID J.	201	25,058		1,414	118.00							
2016	2016-0005215	OPFERMAN, DAVID J.	201	25,058		1,347	115.00							
2015	2015-0005215	OPFERMAN, DAVID J.	201	25,111		1,283	102.00							
2014	2014-0005215	OPFERMAN, DAVID J.	201	25,111		1,222	98.00							
2013	2013-0005215	OPFERMAN, DAVID J.	201	24,819		1,164	93.00							



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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3526	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,752.00 x .30 = 3,526	
Factor Value		
Adjustments		
Lot Value	3,526	

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,276 / 1,276
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1947 / 83

HOUSE	2/23/2024
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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	25,911		
Lot Value	3,526		
Indicated Value	29,437	23.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	29,437	23.07	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.92	Total Misc Impr	+ 461
Roofing Adj	+ 4.85	Garage Cost	+ 461
Subfloor Adj	+ 0.00	Total RCN	= 129,554
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 103,643
Plumbing Adj	+ 7.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,911
Adj Base Cost	= 101.17	Lot Value	+ 3,526
Total Area	x 1,276	Indicated Value	= 29,437
Adjusted Cost	= 129,093	Value Per SqFt	23.07

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2917	5x3		15	22.90		344
PATO	Slab Porch - Open	2918	4x3		12	9.78		117



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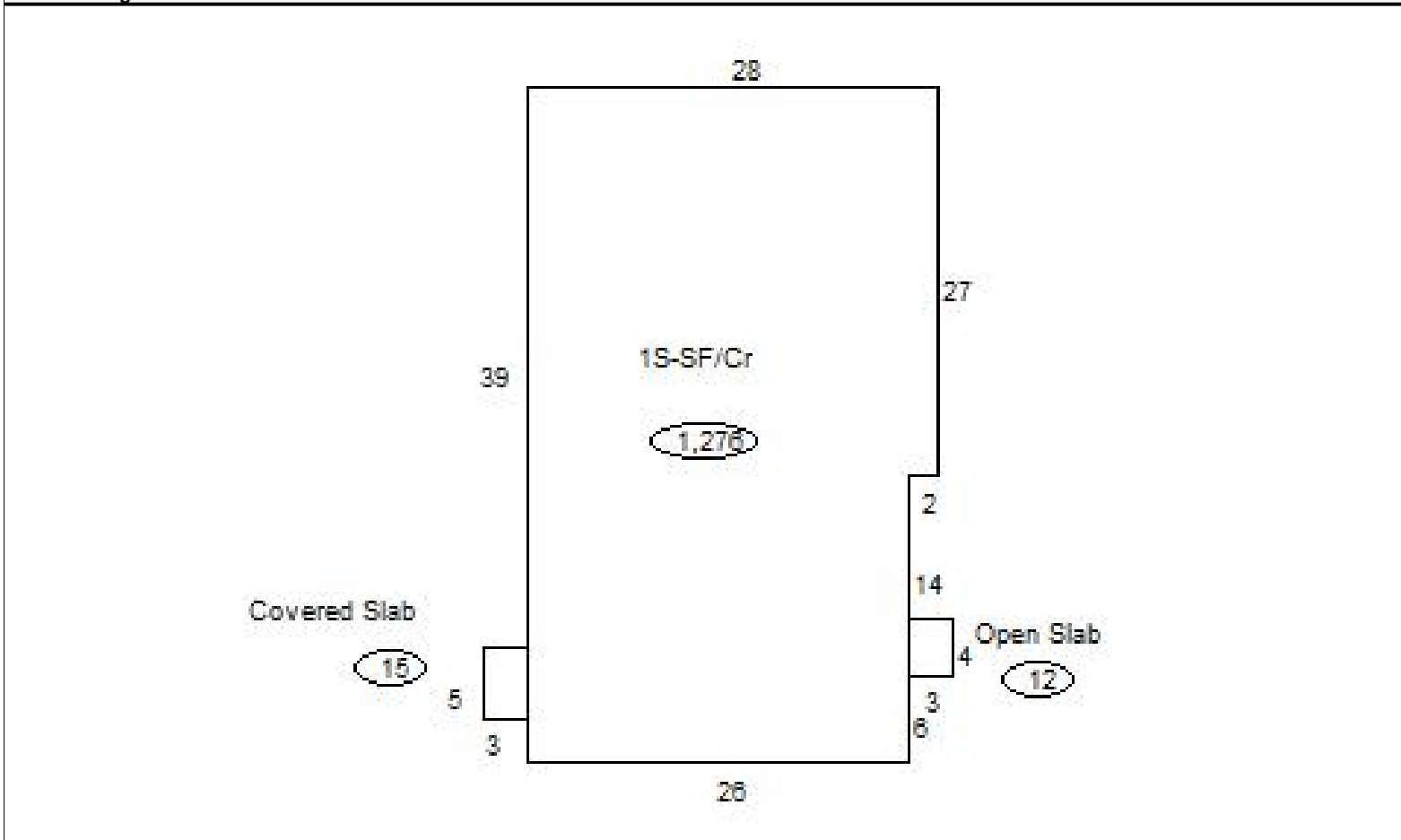
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Sketch Image

300005215



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,276	1.000	1,276
2	M	PRCH		20	Covered Slab	15	1.000	15
3	M	PATO		20	Open Slab	12	1.000	12
Total Building Area						1,276		1,276