



# 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	300005333													
Parcel ID	1070-00-168-019-0-002-00													
Cadastral ID	1070-168-019-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14665													
OPFERMAN, VALERIE														
425 ELM DR BUFFALO OK 73834-0000														
Parcel Location														
Situs	00209 W WILLIAMS ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0019 / 0168	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 2/11/2025														
Legal Description Lat/Long: 36.83524456 -99.62944544														
MILLERS ADD. BLOCK 168 LOTS E 40' 19-21-23 BOOK 752 PAGE 546														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					752/546	THE VINTAGE LEOPARD, LLC	04/28/2020	45,000	17					
					716/612	SHUMAN, GREG AND	03/10/2016	70,000	QV					
					638/357	RICHARD, JAMES R. &	06/05/2008	2,000	16					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2021	Land Value	2,700	12%	324	Assessed	6,528	514.01						
Year Frozen		Improvements	71,565		6,204	Penalty	0							
Uncapped Value	0	Mobile Home	0		0	Exemption	1,000	-79.00						
TIF Project ID	0	Total Value	74,265		6,528	Total Taxable	5,528	435.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005333	OPFERMAN, VALERIE	201	52,815	1000	5,338	420.00							
2024	2024-300005333	OPFERMAN, VALERIE	201	65,517	1000	6,862	559.00							
2023	2023-300005333	OPFERMAN, VALERIE	201	87,375	1000	8,036	665.00							
2022	2022-300005333	OPFERMAN, VALERIE	201	73,622	1000	7,772	639.00							
2021	2021-300005333	OPFERMAN, VALERIE	201	45,000	1000	4,400	363.00							
2020	2020-300005333	OPFERMAN, VALERIE	201	70,095	0	8,411	692.00							
2019	2019-0005333	THE VINTAGE LEOPARD, LLC	201	70,095		8,411	697.00							
2018	2018-0005333	THE VINTAGE LEOPARD, LLC	201	70,095		8,411	697.00							
2017	2017-0005333	THE VINTAGE LEOPARD, LLC	201	70,000		8,400	698.00							
2016	2016-0005333	THE VINTAGE LEOPARD, LLC	201	40,339		4,841	412.00							
2015	2015-0005333	SHUMAN, GREG AND	201	40,339		4,841	384.00							
2014	2014-0005333	SHUMAN, GREG AND	201	40,339		4,841	388.00							
2013	2013-0005333	SHUMAN, GREG AND	201	41,504		4,856	387.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	75 x 120		
Lot Count	3		
Units Buildable			
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		



HOUSE 2/11/2025

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	1,440
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2010 / 22

### GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

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

Cost Approach		Manual :	
Base Cost	63.16	Total Misc Impr	+ 1,962
Roofing Adj	+ 3.53	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 102,776
Heat/Cool Adj	+ 0.00	Depreciation ( 31%)	- 31,861
Plumbing Adj	+ 3.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 70,915
Adj Base Cost	= 70.01	Lot Value	+ 2,700
Total Area	x 1,440	Indicated Value	= 73,615
Adjusted Cost	= 100,814	Value Per SqFt	51.12

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	70,915		
Lot Value	2,700		
Indicated Value	73,615	51.12	Per SqFt
Agland Value			
Site Improvements	650		
Total Value	74,265	51.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	13002	30x5	2010	150	13.08		1,962



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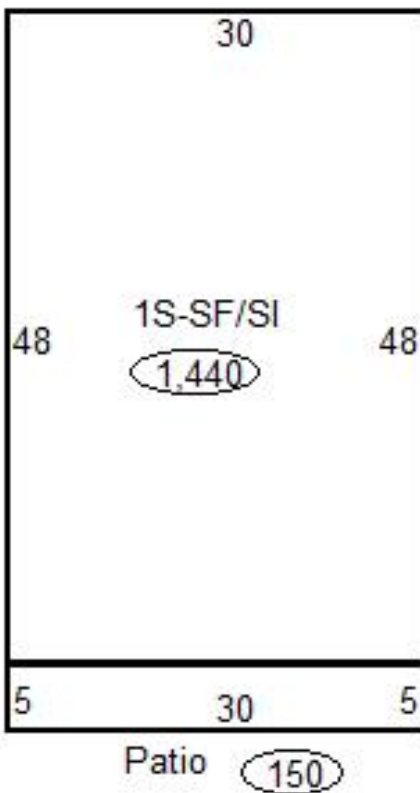
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,440	1.000	1,440
2	M	PATC		20	Patio	150	1.000	150
<b>Total Building Area</b>						1,440		1,440



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	25x40x0	Concrete		1,000
	Qual	1	Cond 1	Year 2010	Eff Age 22	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.25 x 1,000)	3,250	3,250	2,600	650