



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 | 300005505 | | | No Image On File | | | | | |
| Parcel ID | 1070-00-213-011-0-001-00 | | | | | | | | |
| Cadastral ID | 1070-213-011-00-0-001-00 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | UR | VI Area | 2 | | | | | | |
| Tax Area | 201 - 4T-BUFFALO-C | | | | | | | | |
| Name ID | 14778 | | | | | | | | |
| BURCH, JANETA LOU & DAVID J. OPFERMAN | | | | | | | | | |
| P O BOX 406 BUFFALO OK 73834-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 00413 NE FOURTH ST | | | | | | | | |
| Subdivision | MILLER'S ADDN | | | | | | | | |
| Lot/Block | 0011 / 0213 | Parcel Size | 6 - Lots | | | | | | |
| Sec/Twn/Rng | / / / | | | | | | | | |
| Neighborhood | 100100 - BUFFALO ORIG\MILLERS | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | | | | | |
| Legal Description | | | | Building Permits | | | | | |
| MILLERS ADD BLOCK 213 LOTS 11 THRU 16 | | | | | | | | | |
| Lat/Long: 36.83685456 -99.62910286 | | | | | | | | | |
| Exemptions | | | | Sale History | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | 594/509 | JORDAN, RUBY, PER. REP | 07/13/2004 | 25,000 | U |
| | | | | | 555/436 | WHEATON, IVALEE | 04/03/2000 | 25,000 | PQ |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | |
| Remove Cap | | Land Value | 5,288 | 5,288 | 12% | 635 | Assessed | 7,170 | 564.57 |
| Year Frozen | | Improvements | 54,460 | 54,460 | | 6,535 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 59,748 | 59,748 | | 7,170 | Total Taxable | 7,170 | 565.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-300005505 | BURCH, JANETA LOU & | 201 | 59,748 | 0 | 7,116 | 560.00 | | |
| 2024 | 2024-300005505 | BURCH, JANETA LOU & | 201 | 61,347 | 0 | 6,777 | 552.00 | | |
| 2023 | 2023-300005505 | BURCH, JANETA LOU & | 201 | 56,376 | 0 | 6,455 | 534.00 | | |
| 2022 | 2022-300005505 | BURCH, JANETA LOU & | 201 | 51,223 | 0 | 6,147 | 506.00 | | |
| 2021 | 2021-300005505 | BURCH, JANETA LOU AND | 201 | 54,010 | 0 | 6,482 | 535.00 | | |
| 2020 | 2020-300005505 | BURCH, JANETA LOU AND | 201 | 53,648 | 0 | 6,438 | 530.00 | | |
| 2019 | 2019-0005505 | BURCH, JANETA LOU AND | 201 | 55,415 | | 6,651 | 551.00 | | |
| 2018 | 2018-0005505 | BURCH, JANETA LOU AND | 201 | 57,182 | | 6,863 | 569.00 | | |
| 2017 | 2017-0005505 | BURCH, JANETA LOU AND | 201 | 57,182 | | 6,863 | 571.00 | | |
| 2016 | 2016-0005505 | BURCH, JANETA LOU AND | 201 | 58,065 | | 6,969 | 593.00 | | |
| 2015 | 2015-0005505 | BURCH, JANETA LOU AND | 201 | 58,276 | | 6,993 | 555.00 | | |
| 2014 | 2014-0005505 | BURCH, JANETA LOU AND | 201 | 58,276 | | 6,993 | 560.00 | | |
| 2013 | 2013-0005505 | BURCH, JANETA LOU AND | 201 | 58,276 | | 6,993 | 557.00 | | |



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| Lot Data | Square-Foot - BUFFALO ORIGMILLERS | Primary Image |
|-----------------|-----------------------------------|---------------|
| Lot Size | 150 x 117.5 | |
| Lot Count | | |
| Units Buildable | 5288 | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | |
| Method | Square-Foot | |
| Base Lot Value | 17,625.00 x .30 = 5,288 | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | 5,288 | |

| Residential Data | |
|------------------|--------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3.5 - Average |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 1,348 / 1,348 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 2 / 2.0 / |
| Basement Area | 240 Total, 240 Partition |
| Garage Type | 484 Detached Garage - Finished |
| Remodel | |
| Year/Eff Age | 1948 / 70 |

| 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 | | |

| Cost Approach | | Manual : | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 85.40 | Total Misc Impr | + 6,367 |
| Roofing Adj | + 4.07 | Garage Cost | + 19,801 |
| Subfloor Adj | + 0.00 | Total RCN | = 184,841 |
| Heat/Cool Adj | + 10.77 | Depreciation (70%) | - 129,389 |
| Plumbing Adj | + 7.27 | Lump Sums | + 0 |
| Basement Adj | + 10.20 | RCNLD | = 55,452 |
| Adj Base Cost | = 117.71 | Lot Value | + 5,288 |
| Total Area | x 1,348 | Indicated Value | = 60,740 |
| Adjusted Cost | = 158,673 | Value Per SqFt | 45.06 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 55,452 | | |
| Lot Value | 5,288 | | |
| Indicated Value | 60,740 | 45.06 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 118 | | |
| Total Value | 60,858 | 45.15 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| RSPC | Raised Slab Porch - Covered | 3676 | 18x8 | | 144 | 39.87 | | 5,741 |
| PATO | Slab Porch - Open | 3677 | 8x8 | | 64 | 9.78 | | 626 |



Harper

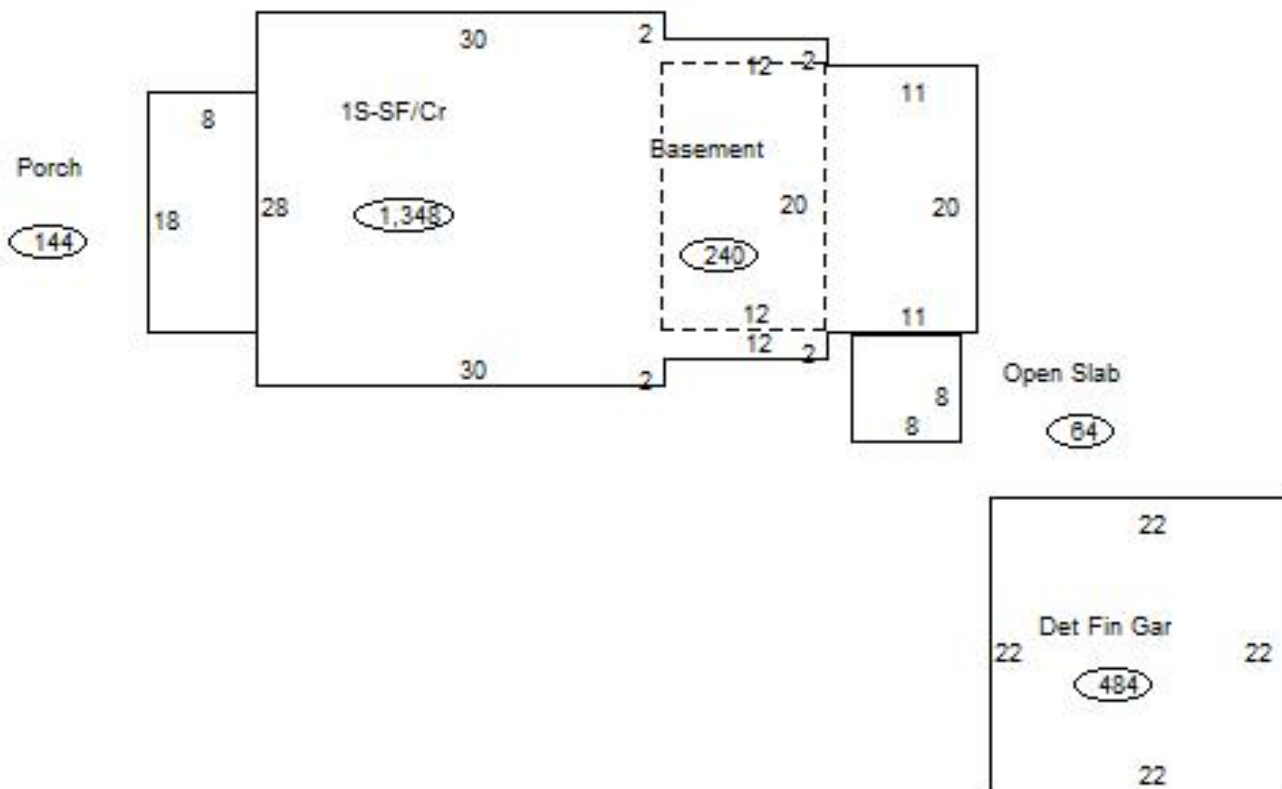
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 20 | 1S-SF/Cr | 1,348 | 1.000 | 1,348 |
| 2 | B | 2 | | 20 | Basement | 240 | 1.000 | 240 |
| 3 | G | 6 | | 20 | Det Fin Gar | 484 | 1.000 | 484 |
| 4 | M | RSPC | | 20 | Porch | 144 | 1.000 | 144 |
| 5 | M | PATO | | 20 | Open Slab | 64 | 1.000 | 64 |
| Total Building Area | | | | | | 1,348 | | 1,348 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|--|------|------------------------------|-----------------------|------------|--------------------------------|--------------|-----|
|  | PACN | Paving - Concrete / SIDEWALK | 20x4x0 | Concrete | | 80 | |
| | Qual | 3 | Cond 3 | Year 1948 | Eff Age 78 | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD | |
| | | Base Cost (7.35 x 80) | 588 | | 588 | 470 | 118 |