



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300005599													
Parcel ID	1070-00-249-019-0-001-00													
Cadastral ID	1070-249-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14545													
OPFERMAN, DAVE														
P O BOX 406 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00603 N HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0019 / 0249	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83688386 -99.62623045														
MILLERS ADD. BLOCK 249 LOTS 19-21-23														
HOUSE & SIDEWALK 3/4/2024														
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					
					573/436	SHANE, EDGAR LEE	03/15/2002	9,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,250	2,250	12%	270	Assessed	2,306	181.57					
Year Frozen		Improvements	18,783	16,968		2,036	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	21,033	19,218		2,306	Total Taxable	2,306	182.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005599	OPFERMAN, DAVE	201	21,033	0	2,196	173.00							
2024	2024-300005599	OPFERMAN, DAVE	201	22,480	0	2,092	170.00							
2023	2023-300005599	OPFERMAN, DAVE	201	20,527	0	1,992	165.00							
2022	2022-300005599	OPFERMAN, DAVE	201	15,812	0	1,897	156.00							
2021	2021-300005599	OPFERMAN, DAVE	201	16,939	0	1,926	159.00							
2020	2020-300005599	OPFERMAN, DAVE	201	16,710	0	1,835	151.00							
2019	2019-0005599	OPFERMAN, DAVE	201	16,710		1,748	145.00							
2018	2018-0005599	OPFERMAN, DAVE	201	16,710		1,665	138.00							
2017	2017-0005599	OPFERMAN, DAVE	201	16,710		1,585	132.00							
2016	2016-0005599	OPFERMAN, DAVE	201	16,710		1,510	128.00							
2015	2015-0005599	OPFERMAN, DAVE	201	16,763		1,438	114.00							
2014	2014-0005599	OPFERMAN, DAVE	201	16,763		1,370	110.00							
2013	2013-0005599	OPFERMAN, DAVE	201	20,386		1,304	104.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	75 x 100		
Lot Count			
Units Buildable	2250		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,500.00 x .30 = 2,250		
Factor Value			
Adjustments			
Lot Value	2,250		



HOUSE & SIDEWALK 3/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	858 / 858
Style	100% One Story
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	240 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 86

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	93.71	Total Misc Impr	+ 391
Roofing Adj	+ 4.63	Garage Cost	+ 2,011
Subfloor Adj	+ 0.00	Total RCN	= 94,637
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 75,710
Plumbing Adj	+ 7.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,927
Adj Base Cost	= 107.50	Lot Value	+ 2,250
Total Area	x 858	Indicated Value	= 21,177
Adjusted Cost	= 92,235	Value Per SqFt	24.68

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	18,927		
Lot Value	2,250		
Indicated Value	21,177	24.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	21,177	24.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3941	8x5		40	9.78		391



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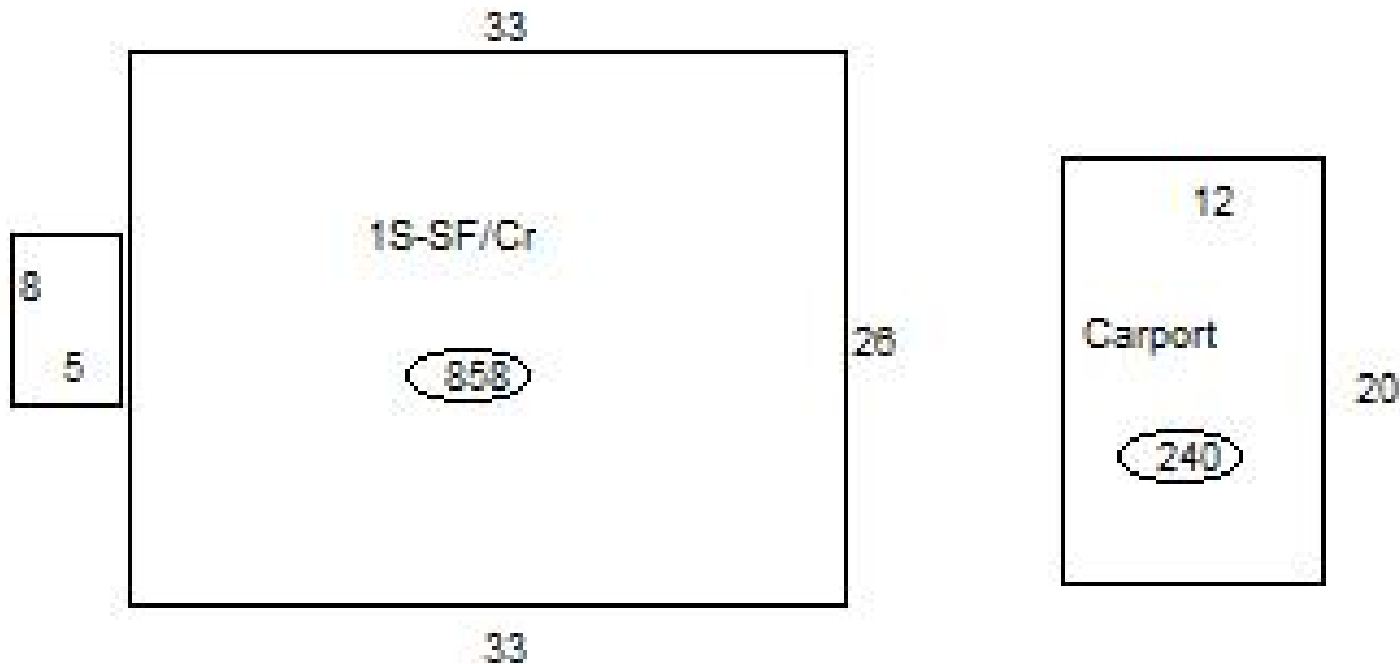
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Sketch Image

300005599



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	858	1.000	858
2	M	PATO		20	Open Slab	40	1.000	40
3	G	3		20	Carport	240	1.000	240
Total Building Area						858		858