



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:13
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Assessment Data					Primary Image									
Account	300005705				<p>1090-00-002-005-0-001-00 02/26/24</p>									
Parcel ID	1090-00-002-005-0-001-00													
Cadastral ID	1090-002-005-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14902													
VELA, ELIZABETH														
P O BOX 564 BUFFALO OK 73834-														
Parcel Location														
Situs	00418 E ELM DR													
Subdivision	NORTHERN HILLS 1ST ADDN.													
Lot/Block	0005 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100200 - NORTHERN ADDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83898856 -99.62674011														
NORTHERN HILLS 1ST BLOCK 2 LOT 5														
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					
					733/679	OPFERMAN, VALERIE	10/17/2017	56,000	21					
					730/25	OPFERMAN, DAVID J. &	10/06/2017	37,000	PQ					
					688/441	GIBSON, LARRY, JR., ETAL	05/01/2013	30,000	21					
					628/2	LAVERTY, SHANNON Q. &	08/08/2007	45,000	21					
					607/181	ROBINETT, DONALD W., ETUX	09/23/2005	38,000	21					
					550/6	ZOLLINGER, F. D. ETUX.	10/20/1999	20,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	6,311	6,311	12%	757	Assessed	6,559	516.46					
Year Frozen		Improvements	53,307	48,352		5,802	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	59,618	54,663		6,559	Total Taxable	6,559	516.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005705	VELA, ELIZABETH	201	59,618	0	6,247	492.00							
2024	2024-300005705	VELA, ELIZABETH	201	63,196	0	5,949	484.00							
2023	2023-300005705	VELA, ELIZABETH	201	58,456	0	5,666	469.00							
2022	2022-300005705	VELA, ELIZABETH	201	55,131	0	5,396	444.00							
2021	2021-300005705	VELA, ELIZABETH	201	54,083	0	5,139	424.00							
2020	2020-300005705	VELA, ELIZABETH	201	55,844	0	4,895	403.00							
2019	2019-0005705	VELA, ELIZABETH	201	56,000		4,662	386.00							
2018	2018-0005705	VELA, ELIZABETH	201	37,000		4,440	368.00							
2017	2017-0005705	OPFERMAN, VALERIE	201	32,823		3,854	320.00							
2016	2016-0005705	OPFERMAN, DAVID J. &	201	30,585		3,670	312.00							
2015	2015-0005705	OPFERMAN, DAVID J. &	201	31,367		3,764	299.00							
2014	2014-0005705	OPFERMAN, DAVID J. &	201	31,367		3,764	302.00							
2013	2013-0005705	OPFERMAN, DAVID J. &	201	47,250		5,670	452.00							



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Lot Data		Square-Foot - BUFFALO NORTHERN ADD	
Lot Size	0	0	
Lot Count			
Units Buildable	6311		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	18,030.00 x .35 = 6,311		
Factor Value			
Adjustments			
Lot Value	6,311		



HOUSE 3/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
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	1960 / 63

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	49,257		
Lot Value	6,311		
Indicated Value	55,568	47.25	Per SqFt
Agland Value			
Site Improvements	2,954		
Total Value	58,522	49.76	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	89.73	Total Misc Impr	+ 3,258
Roofing Adj	+ 4.52	Garage Cost	+ 2,315
Subfloor Adj	+ 0.00	Total RCN	= 136,826
Heat/Cool Adj	+ 11.55	Depreciation (64%)	- 87,569
Plumbing Adj	+ 5.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,257
Adj Base Cost	= 111.61	Lot Value	+ 6,311
Total Area	x 1,176	Indicated Value	= 55,568
Adjusted Cost	= 131,253	Value Per SqFt	47.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	4225	26x7		182	16.99		3,092
PATO	Slab Porch - Open	4226	4x4		16	10.40		166



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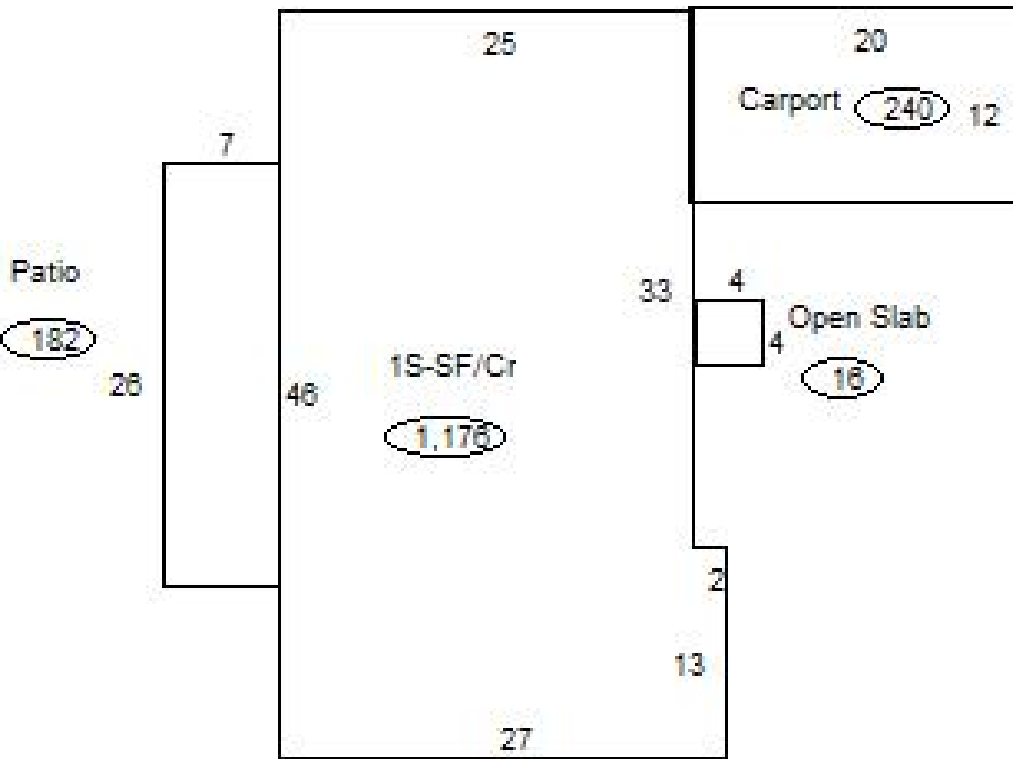
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	182	1.000	182
2	M	PATO		20	Open Slab	16	1.000	16
3	G	3		20	Carport	240	1.000	240
4	R	1	Crawl	20	1S-SF/Cr	1,176	1.000	1,176
Total Building Area						1,176		1,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / DRIVEWAY	52x9x0	Concrete		468	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.17 x 468)		1,952		1,952	1,562	390
	SHDS	Yard Shed - Metal	23x14x8	Dirt	Galvanized Metal	322	
	Qual	4	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (15.00 x 322)		4,830		4,830	3,864	966
	LNT0	Lean To - Attached	10x12x8	Dirt	Galvanized Metal	120	
	Qual	4	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (8.74 x 120)		1,049		1,049	839	210
	SHDS	Shed - Small GARAGE	25x15x6	Base	Galvanized Metal	375	
	Qual	4	Cond 4	Year 1970	Eff Age 45		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (18.51 x 375)		6,941		6,941	5,553	1,388