



# 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	300005991			<p>2001-00-045-007-0-001-00_001.JPG 2/1/2024</p>						
Parcel ID	2001-00-045-007-0-001-00									
Cadastral ID	2001-045-007-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UC	VI Area	2							
Tax Area	202 - 1T-LAVERNE-C									
Name ID	24784									
OPFERMAN, DAVID J. & JANETA L. OPFERMAN										
PO BOX 406 BUFFALO OK 73834										
Parcel Location										
Situs	00225 S BROADWAY									
Subdivision	LAVERNE ORIG.									
Lot/Block	0007 / 0045	Parcel Size	2 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	200100 - LAVERNE ORIG\MULTI									
School District	1-LAVERN - 1-LAVERNE									
Legal Description Lat/Long: 36.71403715 -99.89895830				Building Permits						
LAVERNE ORIG BLOCK 45 LOTS 7-8 BOOK 762 PAGE 756				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					763/301	SALAZAR, REBECCA	09/02/2021	42,500	Q	
					762/756	SALAZAR, CHRIS &	08/30/2021	0	21	
					682/739	KOCH, GARY D. AND	08/22/2012	8,000	Q	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap	2022		Land Value	5,600	5,600	12%	Assessed	5,408	363.36	
Year Frozen			Improvements	39,464	39,464		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	45,064	45,064	5,408	Total Taxable	5,408	363.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300005991	OPFERMAN, DAVID J. &			202	45,064	0	5,408	363.00	
2024	2024-300005991	OPFERMAN, DAVID J. &			202	43,833	0	5,260	350.00	
2023	2023-300005991	OPFERMAN, DAVID J. &			202	42,673	0	5,121	344.00	
2022	2022-300005991	OPFERMAN, DAVID J. &			202	42,500	0	5,100	345.00	
2021	2021-300005991	OPFERMAN, DAVID J. &			202	35,425	0	1,495	103.00	
2020	2020-300005991	SALAZAR, CHRIS &			202	11,864	0	1,424	96.00	
2019	2019-0005991	SALAZAR, CHRIS &			202	11,864		1,424	85.00	
2018	2018-0005991	SALAZAR, CHRIS &			202	11,864		1,424	85.00	
2017	2017-0005991	SALAZAR, CHRIS &			202	12,564		1,508	90.00	
2016	2016-0005991	SALAZAR, CHRIS &			202	12,564		1,508	90.00	
2015	2015-0005991	SALAZAR, CHRIS &			202	12,564		1,508	90.00	
2014	2014-0005991	SALAZAR, CHRIS &			202	12,564		1,508	90.00	
2013	2013-0005991	SALAZAR, CHRIS &			202	20,264		2,432	145.00	



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Lot Data	Primary Image	
<p>Lot Size 50 x 140</p> <p>Lot Count</p> <p>Units Buildable 5600</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 7,000.00 x .80 = 5,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,600</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 864</p> <p>Total Base Value 94,193</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 94,193</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 32,026</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 32,026</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 32,026</p> <p>Land Value 5,600</p> <p>Cost Approach Value 37,626 43.55/SqFt</p>	<p>Image ID 27933</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description 2001-00-045-007-0-001-00_001.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 5,600</p> <p>Total Appraised Value 37,626 43.55/SqFt</p>	



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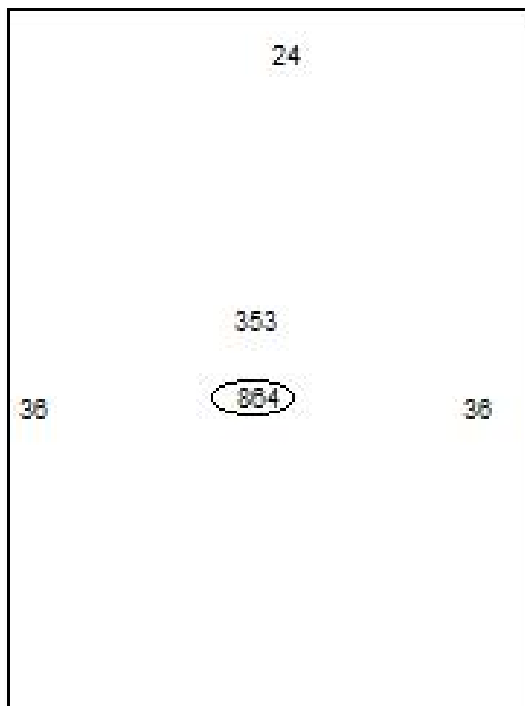
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Sketch Image

300005991



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		13	353	864	1.000	864
<b>Total Building Area</b>						864		864



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Account 300005991  
Parcel ID 2001-00-045-007-0-001-00  
Cadastral ID 2001-045-007-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name OPFERMAN, DAVID J. &

### Building Data

Building ID 323  
Building Sequence 1  
Occupancy 1 319 Discount Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 864  
Average Perimeter 120  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1980  
Effective Age 35  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 4.2 - Good  
Condition 4.2 - Good  
Exterior Wall 116 - Single Metal on Steel Frame  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 64.03  
Wall Cost 30.23  
HVAC Cost 14.76  
Basement Cost 0.00  
Total Base Cost 109.02  
Total Area 864  
Base RCN 94,193  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 94,193  
Physical Depreciation 66%  
Functional Depreciation  
Total Depreciation 66% (62,167)  
Total RCNLD 32,026  
Lump Sums  
Total Building Value 32,026 \$ 37.07 Per SqFt