



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:41
Page 1

Assessment Data					Primary Image									
Account	300006002				<p>HOTEL 3/1/2023</p>									
Parcel ID	2001-00-046-001-0-001-00													
Cadastral ID	2001-046-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14570													
OPFERMAN, DAVID														
P O BOX 406 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00201 W JANE JAYROE													
Subdivision	LAVERNE ORIG.													
Lot/Block	0001 / 0046	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71258705 -99.89854460														
LAVERNE ORIG BLOCK 46 LOTS 1-2-3-4														
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					
					606/330	ROSE, THEODORE W.,ETUX	09/08/2005	55,000	Q					
					573/38	MILLER, JONNIE JOAN	04/15/2002	10,000	U					
					550/175	MILLER, JONNIE J.	11/08/1999	35,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	11,200	11,200	12%	1,344	Assessed	19,757	1,327.47					
Year Frozen		Improvements	153,444	153,444		18,413	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	164,644	164,644		19,757	Total Taxable	19,757	1,327.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006002	OPFERMAN, DAVID	202	164,644	0	19,757	1,327.00							
2024	2024-300006002	OPFERMAN, DAVID	202	168,743	0	19,941	1,326.00							
2023	2023-300006002	OPFERMAN, DAVID	202	158,261	0	18,991	1,275.00							
2022	2022-300006002	OPFERMAN, DAVID	202	158,261	0	18,991	1,286.00							
2021	2021-300006002	OPFERMAN, DAVID	202	53,541	0	6,425	444.00							
2020	2020-300006002	OPFERMAN, DAVID	202	53,541	0	6,425	435.00							
2019	2019-0006002	OPFERMAN, DAVID	202	53,541		6,425	383.00							
2018	2018-0006002	OPFERMAN, DAVID	202	53,541		6,425	383.00							
2017	2017-0006002	OPFERMAN, DAVID	202	80,147		8,423	503.00							
2016	2016-0006002	OPFERMAN, DAVID	202	80,147		8,022	479.00							
2015	2015-0006002	OPFERMAN, DAVID	202	74,661		7,640	456.00							
2014	2014-0006002	OPFERMAN, DAVID	202	74,661		7,276	434.00							
2013	2013-0006002	OPFERMAN, DAVID	202	68,455		6,930	414.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:41
 Page 2

Lot Data		Primary Image	
Lot Size	100 x 140		
Lot Count			
Units Buildable	11200		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	14,000.00 x .80 = 11,200		
Factor Value	0		
Adjustments			
Lot Value	11,200		
Cost Approach			
Manual Date	07/2025	Image ID	25199
Total Building Area	6,518	Image Date	3/1/2023
Total Base Value	721,086	Name	001.JPG
Modifier Value		Description	HOTEL
Misc Improvements	5,839		
Replacement Cost New	726,925		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	145,385		
Economic Depreciation			
RCNLD (All Sources)	145,385		
Depreciated Improvements			
Outbuilding Value	6,047		
Total Improvement Value	151,432		
Land Value	11,200		
Cost Approach Value	162,632 24.95/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	6,047
Miscellaneous Income		Land Value	11,200
Effective Gross Income (EGI)		Total Appraised Value	162,632 24.95/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

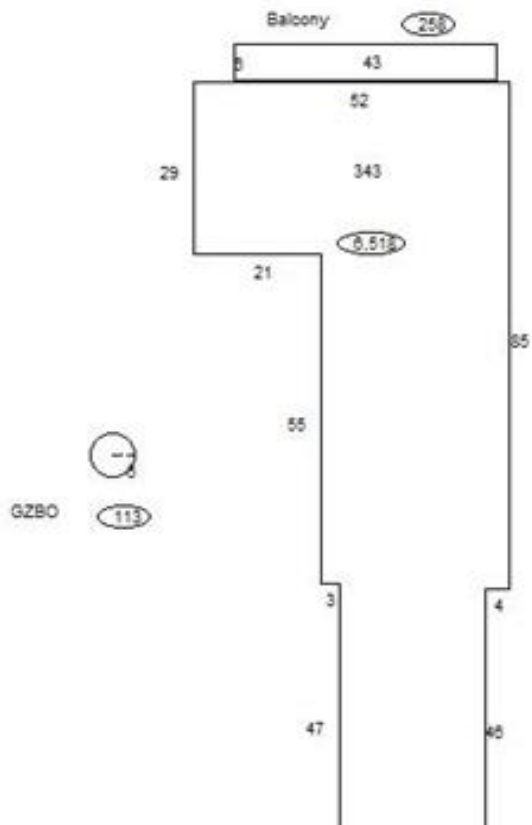
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:41
 Page 3

Sketch Image

300006002



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	343		30	343	4,345	1.500	6,518
2	M	BALW		30	Balcony	258	1.000	258
3	O	GZBO		50	GZBO	113	1.000	113
Total Building Area						4,345		6,518



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor


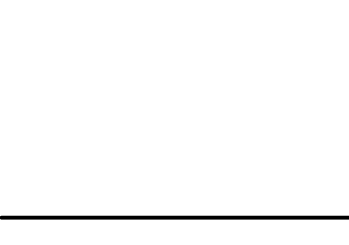
Date 02/06/2026

Time 07:15:41

Page 5

300006002

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	3 CIRCLE 5' RADIUS 78X3	0x0x0			234
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	0					
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (5.14 x 234)		1,203	253	950
	PACN	CIRCLE/GAZEBO BASE 8'RADIUS	0x0x0			200
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	0					
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (5.63 x 200)		1,126	236	890
	PACN	Paving - Concrete Patio	20x20x0			400
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	0					
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.17 x 400)		1,668	350	1,318
	GZBO	Gazebo	12x12x8	Concrete	Composition Shingle	113
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	0					
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (29.61 x 113)		3,346	703	2,643
	PACN	Paving - Concrete Back/Old	5x50x0			250
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	0					
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.91 x 250)		1,228	982	246
Total Site Improvement Value						6,047