



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:17:54
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Assessment Data					Primary Image																																																																																																																				
Account 300006149 Parcel ID 2001-00-062-001-0-001-00 Cadastral ID 2001-062-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 13503 OPFERMAN, DAVID J. P O BOX 406 BUFFALO OK 73834-0000 Parcel Location Situs 00404 SW MISSOURI Subdivision LAVERNE ORIG. Lot/Block 0001 / 0062 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71322160 -99.89451196 LAVERNE ORIG BLOCK 62 LOT S 70' OF 1-2																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	50	x	70
Lot Count			
Units Buildable	1400		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	3,500.00 x .40 = 1,400		
Factor Value			
Adjustments			
Lot Value	1,400		



EMPTY LOT 4/30/2025

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 1,400
Total Area	x	Indicated Value	= 1,400
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	1,400		
Indicated Value	1,400	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,400	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value