




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:17:54  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006150 <b>Parcel ID</b> 2001-00-062-001-0-002-00 <b>Cadastral ID</b> 2001-062-001-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 13503 OPFERMAN, DAVID J.  P O BOX 406 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00220 SW MISSOURI <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0001 / 0062 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71250994 -99.89546314 LAVERNE ORIG BLOCK 62 LOTS N 70' OF 1-2; ALL 3																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	 <p>2001-00-062-001-0-002-00 04/23/25</p>
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

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	1,130 / 1,130
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,130
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1955 / 71

FRONT OF HOUSE 4/30/2025

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	34,694		
Lot Value	2,800		
Indicated Value	37,494	33.18	Per SqFt
Agland Value			
Site Improvements	338		
Total Value	37,832	33.48	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.62	Total Misc Impr	+ 2,714
Roofing Adj	+ 4.28	Garage Cost	+ 8,180
Subfloor Adj	+ -2.04	Total RCN	= 119,634
Heat/Cool Adj	+ 1.73	Depreciation ( 71%)	- 84,940
Plumbing Adj	+ 5.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,694
Adj Base Cost	= 96.23	Lot Value	+ 2,800
Total Area	x 1,130	Indicated Value	= 37,494
Adjusted Cost	= 108,740	Value Per SqFt	33.18

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5448	24x5		120	22.62		2,714



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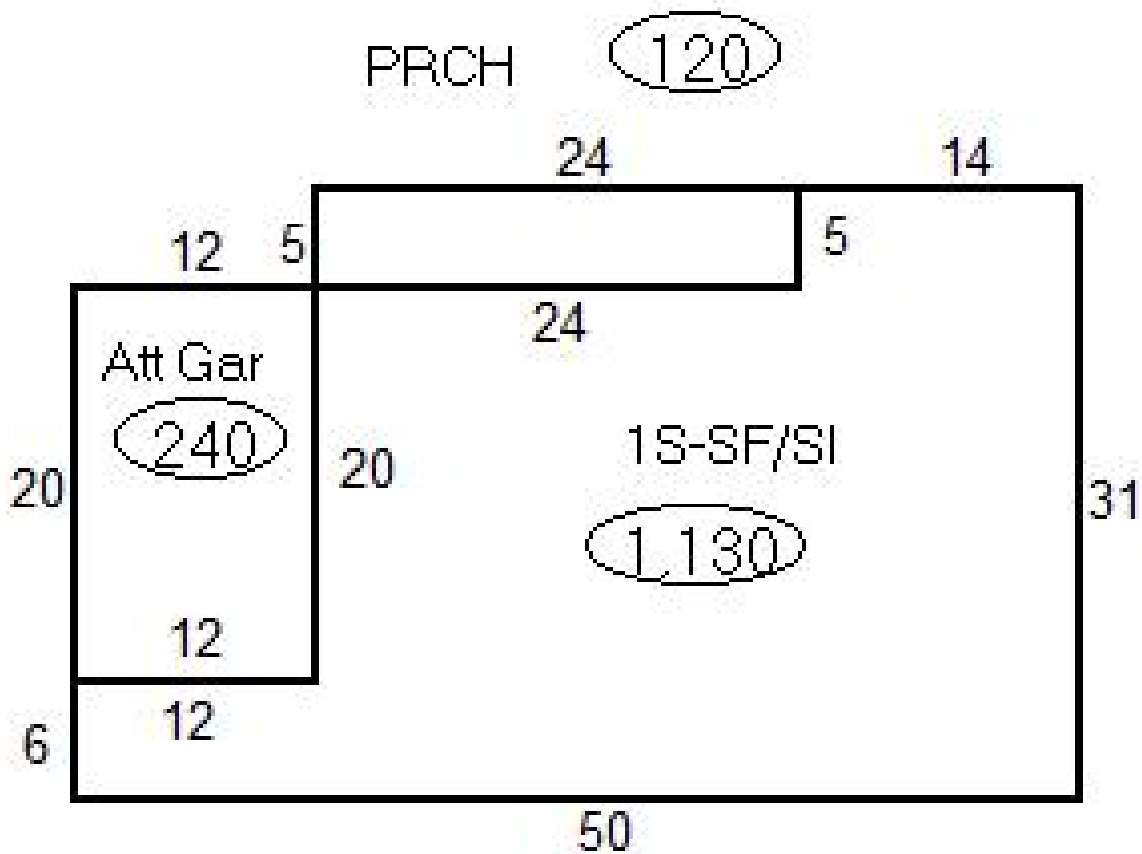
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Sketch Image

300006150



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,130	1.000	1,130
2	M	PRCH		20	PRCH	120	1.000	120
3	G	1		20	Att Gar	240	1.000	240
<b>Total Building Area</b>						<b>1,130</b>		<b>1,130</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	38x8x0			304	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.19 x 304)	1,274		1,274	1,019	255
	PACN	Paving - Concrete WALKWAYS	18x3x0			54	
	Qual	3	Cond 3	Year 1955	Eff Age 71		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.73 x 54)	417		417	334	83