



# 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	300006151				<p>2001-00-062-004-0-001-00 04/23/25</p>									
Parcel ID	2001-00-062-004-0-001-00													
Cadastral ID	2001-062-004-00-0-001-00													
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	04050 NW SECOND ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0004 / 0062	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71206246 -99.89593022														
LAVARNE ORIG BLOCK 62 LOTS 4-5; E2 6														
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					
					611/269	PINCKARD, KENNETH E.	03/09/2006	115,000	MV					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	3,500	3,500	12%	420	Assessed	4,933	331.45					
Year Frozen		Improvements	37,611	37,611		4,513	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	41,111	41,111		4,933	Total Taxable	4,933	331.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006151	OPFERMAN, DAVID J.	202	41,111	0	4,933	331.00							
2024	2024-300006151	OPFERMAN, DAVID J.	202	45,338	0	4,916	327.00							
2023	2023-300006151	OPFERMAN, DAVID J.	202	42,833	0	4,683	315.00							
2022	2022-300006151	OPFERMAN, DAVID J.	202	37,163	0	4,460	302.00							
2021	2021-300006151	OPFERMAN, DAVID J.	202	37,237	0	4,468	308.00							
2020	2020-300006151	OPFERMAN, DAVID J.	202	37,237	0	4,468	303.00							
2019	2019-0006151	OPFERMAN, DAVID J.	202	37,237		4,468	267.00							
2018	2018-0006151	OPFERMAN, DAVID J.	202	40,272		4,671	279.00							
2017	2017-0006151	OPFERMAN, DAVID J.	202	38,674		4,449	266.00							
2016	2016-0006151	OPFERMAN, DAVID J.	202	38,674		4,236	253.00							
2015	2015-0006151	OPFERMAN, DAVID J.	202	38,176		4,034	241.00							
2014	2014-0006151	OPFERMAN, DAVID J.	202	40,818		3,842	229.00							
2013	2013-0006151	OPFERMAN, DAVID J.	202	49,622		3,660	218.00							



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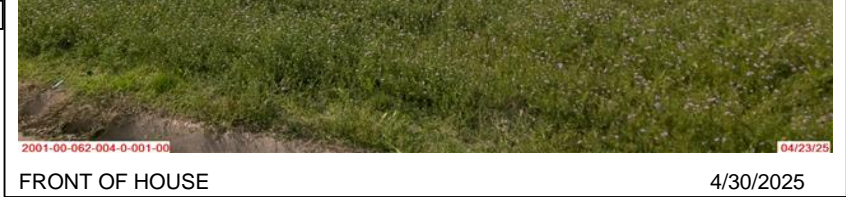
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	62.5 x 140	
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	200 Carport - Gable Roof
Remodel	
Year/Eff Age	1960 / 79



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	

Cost Approach		Manual :	
Base Cost	86.05	Total Misc Impr	+ 303
Roofing Adj	+ 4.01	Garage Cost	+ 1,676
Subfloor Adj	+ 0.00	Total RCN	= 156,981
Heat/Cool Adj	+ 10.77	Depreciation ( 76%)	- 119,306
Plumbing Adj	+ 6.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,675
Adj Base Cost	= 107.64	Lot Value	+ 3,500
Total Area	x 1,440	Indicated Value	= 41,175
Adjusted Cost	= 155,002	Value Per SqFt	28.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,675		
Lot Value	3,500		
Indicated Value	41,175	28.59	Per SqFt
Agland Value			
Site Improvements	1,313		
Total Value	42,488	29.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5450	5x3	1960	15	9.78		147
PATO	Slab Porch - Open	5451	4x4	1960	16	9.78		156



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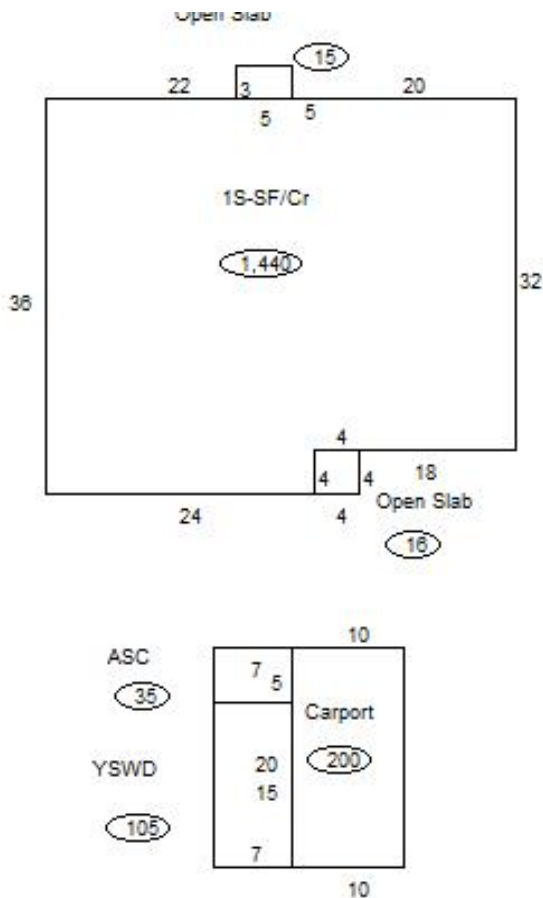
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	15	1.000	15
2	M	PATO		20	Open Slab	16	1.000	16
3	R	1	Crawl	20	1S-SF/Cr	1,440	1.000	1,440
4	G	3		20	Carport	200	1.000	200
5	O	SHDS		20	YSWD	105	1.000	105
6	O	ASC		20	ASC	35	1.000	35
<b>Total Building Area</b>						<b>1,440</b>		<b>1,440</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2001-00-062-004-0-001-00 6151 06/04/2021</p>	PACN	Paving - Concrete Walkways	65x3x0			195
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b> Base Cost (5.70 x 195) 1,112		<b>Modifier Total</b> 0	<b>RCN</b> 1,112	<b>Depr (80% Phys/ % Func)</b> 890	<b>RCNLD</b> 222
 <p>2001-00-062-004-0-001-00 6151 06/04/2021</p>	PACN	Paving - Concrete Drive/Carport	20x10x0			200
	Qual	3	Cond 2	Year 1970	Eff Age 67	
	<b>Valuation Summary</b> Base Cost (5.63 x 200) 1,126		<b>Modifier Total</b> 0	<b>RCN</b> 1,126	<b>Depr (80% Phys/ % Func)</b> 901	<b>RCNLD</b> 225
	SHDS	Yard Shed - Wood	15x7x8		Composition Shingle	105
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	<b>Valuation Summary</b> Base Cost (22.98 x 105) 2,413		<b>Modifier Total</b> 0	<b>RCN</b> 2,413	<b>Depr (80% Phys/ 0% Func)</b> 1,930	<b>RCNLD</b> 483
	ASC	Awing/Shelter/Carport	7x5x8		Composition Shingle	35
	Qual	3	Cond 3	Year 1960	Eff Age 50	
	<b>Valuation Summary</b> Base Cost (3.72 x 35) 130		<b>Modifier Total</b> 0	<b>RCN</b> 130	<b>Depr (80% Phys/ 0% Func)</b> 104	<b>RCNLD</b> 26
	SSIG	Storm Shelter - In Ground	0x0x0		Concrete	1
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	<b>Valuation Summary</b> Base Cost (1,785.00 x 1) 1,785		<b>Modifier Total</b> 0	<b>RCN</b> 1,785	<b>Depr (80% Phys/ % Func)</b> 1,428	<b>RCNLD</b> 357