



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:10:22
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Assessment Data					Primary Image														
Account	300001373																		
Parcel ID	0000-16-26N-23W-3-001-00																		
Cadastral ID	0000-26N-23W-16-3-001-00																		
Property Type	REAL - Real Property																		
Property Class	RR	VI Area 4																	
Tax Area	102 - 4R-BUFFALO																		
Name ID	12933																		
GIBSON, DUSTY J.																			
1975 N 185 RD																			
BUFFALO OK 73834-0000																			
Parcel Location					1 5/19/2022														
Situs	01975 1875 RD N				<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Subdivision																			
Lot/Block	/	Parcel Size	10.48 - Acres																
Sec/Twn/Rng	16 / 26 / 23 / 3																		
Neighborhood	1000 - COUNTY																		
School District	4-BUFFAL - 4-BUFFALO																		
Legal Description					Building Permits														
Lat/Long: 36.77252166 -99.66073910																			
SEC 16-26-23 TRACT IN SW4 BOOK 597 PAGE 087																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	GIBSON, DUSTY J.													
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap	Land Value	12,110	8,233	12%	988	Assessed	4,896	385.51											
Year Frozen	Improvements	53,047	32,566		3,908	Penalty	0												
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-79.00											
TIF Project ID	0	Total Value	65,157	40,799	4,896	Total Taxable	3,896	307.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300001373	GIBSON, DUSTY J.	102	65,157	1000	3,753	296.00												
2024	2024-300001373	GIBSON, DUSTY J.	102	69,053	1000	3,614	294.00												
2023	2023-300001373	GIBSON, DUSTY J.	102	66,234	1000	3,480	288.00												
2022	2022-300001373	GIBSON, DUSTY J.	102	57,531	1000	2,910	239.00												
2021	2021-300001373	GIBSON, DUSTY J.	102	57,531	1000	2,796	231.00												
2020	2020-300001373	GIBSON, DUSTY J.	102	57,531	1000	2,686	221.00												
2019	2019-0001373	GIBSON, DUSTY J.	102	57,531		2,578	214.00												
2018	2018-0001373	GIBSON, DUSTY J.	102	57,531		2,473	205.00												
2017	2017-0001373	GIBSON, DUSTY J.	102	54,173		2,373	197.00												
2016	2016-0001373	GIBSON, DUSTY J.	102	54,173		2,275	194.00												
2015	2015-0001373	GIBSON, DUSTY J.	102	52,375		2,179	173.00												
2014	2014-0001373	GIBSON, DUSTY J.	102	49,413		2,086	167.00												
2013	2013-0001373	GIBSON, DUSTY J.	102	49,413		1,997	159.00												



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Lot Data		Acre - HomeSite and Tracts	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	10.48		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	10.48 x 1,155.53 = 12,110		
Factor Value			
Adjustments			
Lot Value	12,110		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,518 / 1,518
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	930 Total, 930 Partition
Garage Type	
Remodel	
Year/Eff Age	1946 / 80

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	47,436		
Lot Value	12,110		
Indicated Value	59,546	39.23	Per SqFt
Agland Value			
Site Improvements	4,721		
Total Value	64,267	42.34	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	90.35	Total Misc Impr	+ 17,556
Roofing Adj	+ 3.94	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 206,243
Heat/Cool Adj	+ 1.73	Depreciation (77%)	- 158,807
Plumbing Adj	+ 4.21	Lump Sums	+ 0
Basement Adj	+ 24.08	RCNLD	= 47,436
Adj Base Cost	= 124.30	Lot Value	+ 12,110
Total Area	x 1,518	Indicated Value	= 59,546
Adjusted Cost	= 188,687	Value Per SqFt	39.23

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	456	8x6		48	40.31		1,935
RSPC	Raised Slab Porch - Covered	457	22x8		176	39.71		6,989
RSPC	Raised Slab Porch - Covered	458	12x8		96	40.09		3,849



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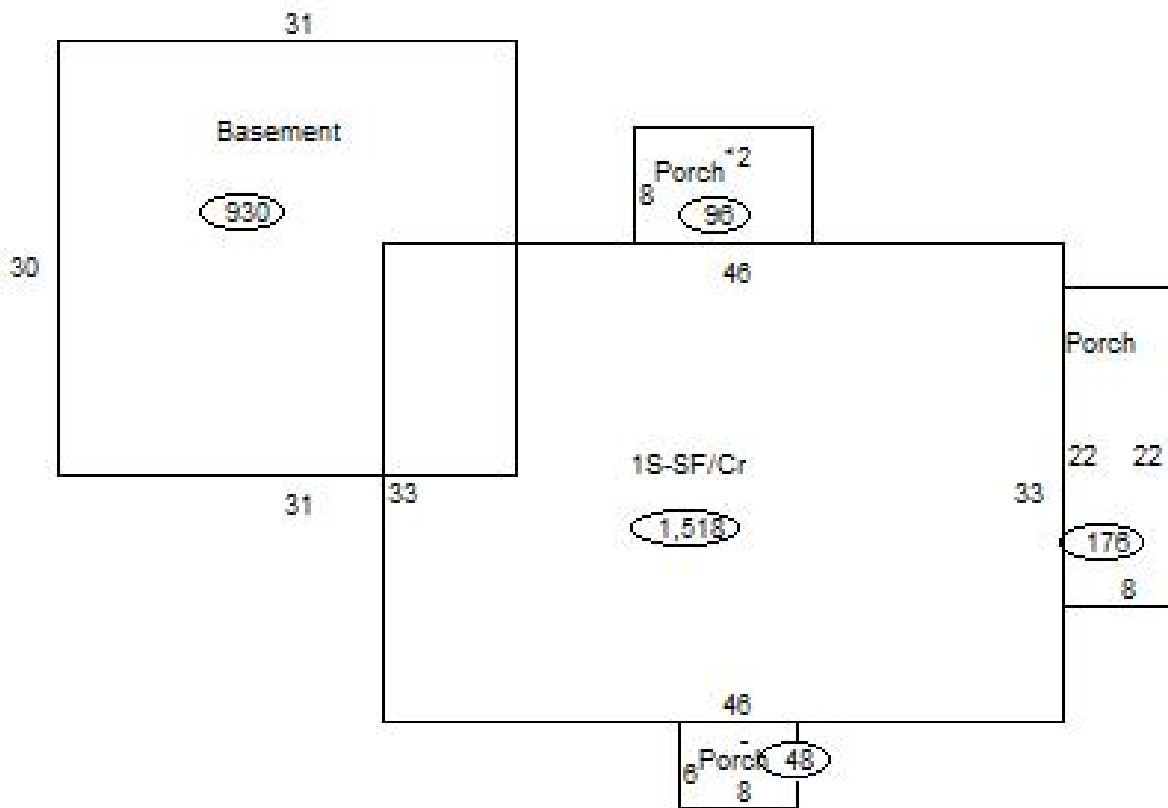
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	48	1.000	48
2	M	RSPC		20	Porch	176	1.000	176
3	M	RSPC		20	Porch	96	1.000	96
4	B			20	Basement	930	1.000	930
5	R	1	Crawl	20	1S-SF/Cr	1,518	1.000	1,518
Total Building Area						1,518		1,518



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single	0x0x0			15
	Qual	3	Cond 3	Year 2023	Eff Age 3	
				0		
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (236.24 x 15)		3,544		3,544	673	2,871
	QUON	Quonset - Round Top	36x25x10		Galvanized Metal	900
	Qual	3	Cond 3	Year 1970	Eff Age 56	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (10.28 x 900)		9,252		9,252	7,402	1,850