



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:49
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Assessment Data					Primary Image																																																																																																																				
Account 300006543 Parcel ID 2143-00-001-013-0-001-00 Cadastral ID 2143-001-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 12915 GIBSON, DUSTY 1975 N 185 RD BUFFALO OK 73834-0000 Parcel Location Situs 00100 WREN AVE Subdivision SHUMAN'S 3RD ADDN Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					<p>2143-00-001-013-0-001-00 04/29/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
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SHUMANS 3RD ADD. BLOCK 1 LOT 13					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																																																																																																											
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	77.43 x 132.4	 <p>2143-00-001-013-0-001-00 04/29/25</p>
Lot Count		
Units Buildable	4613	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,251.73 x .45 = 4,613	
Factor Value		
Adjustments		
Lot Value	4,613	

FRONT OF HOUSE

4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,580 / 1,580
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,580
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1962 / 51

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	77,343		
Lot Value	4,613		
Indicated Value	81,956	51.87	Per SqFt
Agland Value			
Site Improvements	312		
Total Value	82,268	52.07	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.26	Total Misc Impr	+ 4,671
Roofing Adj	+ 3.92	Garage Cost	+ 8,180
Subfloor Adj	+ -1.86	Total RCN	= 175,781
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 98,438
Plumbing Adj	+ 4.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 77,343
Adj Base Cost	= 103.12	Lot Value	+ 4,613
Total Area	x 1,580	Indicated Value	= 81,956
Adjusted Cost	= 162,930	Value Per SqFt	51.87

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6605	4x4		16	9.78		156
PRCH	Slab Porch - Covered	6606	10x6		60	22.78		1,367
PATC	Patio - Covered	6607	20x10		200	15.74		3,148



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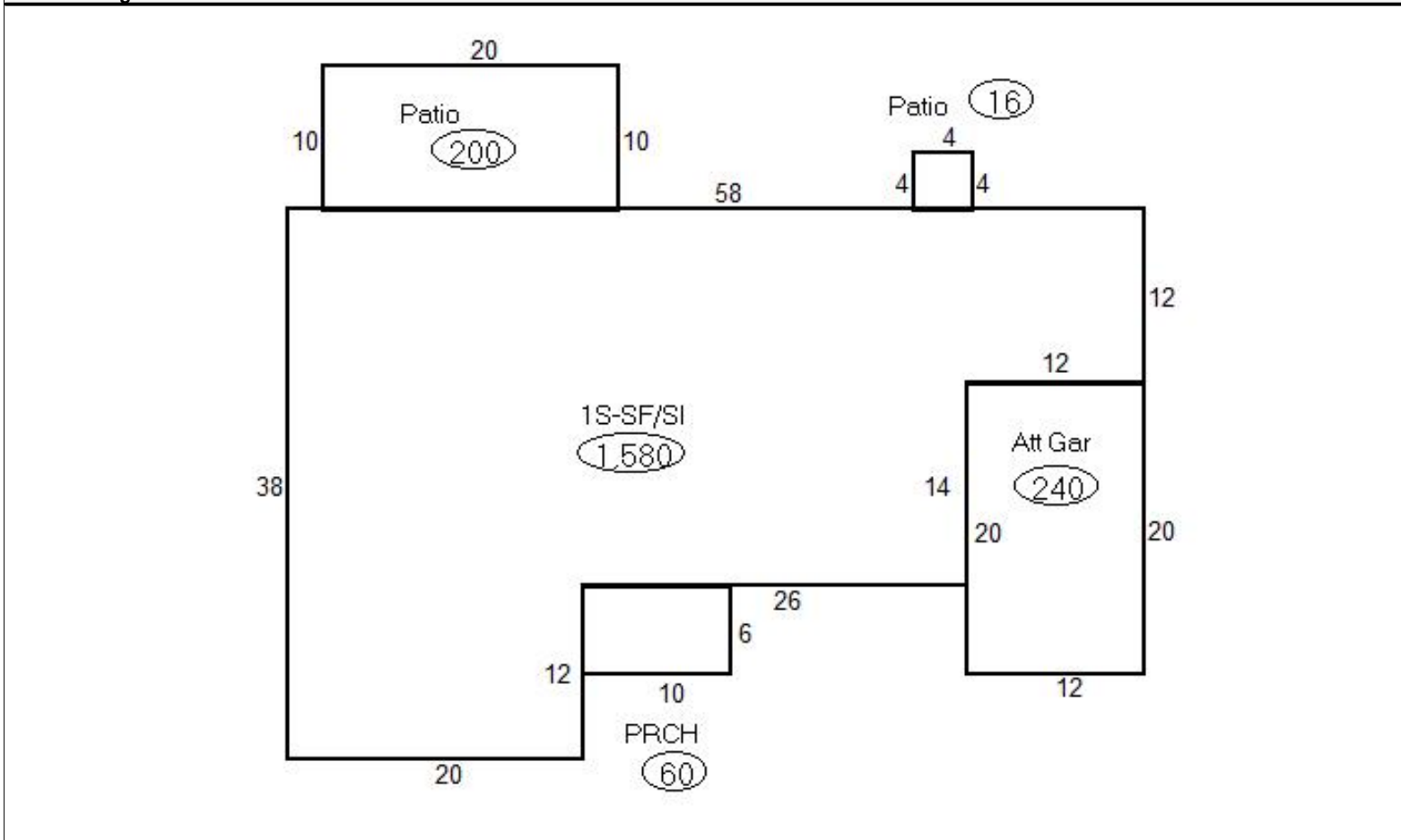
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Sketch Image

300006543



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,580	1.000	1,580
2	G	1		13	Att Gar	240	1.000	240
3	M	PATO		13	Patio	16	1.000	16
4	M	PRCH		13	PRCH	60	1.000	60
5	M	PATC		13	Patio	200	1.000	200
Total Building Area						1,580		1,580



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	METAL YARD SHED/ LAV TORNADO	11x10x8	Base	Formed Metal	110
	Qual	3	Cond 3	Year 2009	Eff Age	
	Valuation Summary Base Cost (0.00 x 110)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	PACN	Paving - Concrete DRIVEWAY	42x10x0	Concrete		420
	Qual	2	Cond 2	Year 1990	Eff Age 43	
	Valuation Summary Base Cost (3.72 x 420)		1,562	Modifier Total	RCN	Depr (80% Phys/ % Func)
				1,562	1,250	312