



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:17:29  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 300001875 <b>Parcel ID</b> 0000-33-26N-25W-2-001-00 <b>Cadastral ID</b> 0000-26N-25W-33-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13174 KETRON, MARTIN RAY III  519 W GOLF COURSE RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00519 22 RD E <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 12.14 - Acres <b>Sec/Twn/Rng</b> 33 / 26 / 25 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE					<p>0000-33-26N-25W-2-001-00 4/25/2022 ACCT. #1875</p> <p>1 4/26/2022</p>														
<b>Legal Description</b> Lat/Long: 36.70829606 -99.90209181																			
SEC.33-26-25 12.141 ACRES TRACT NW4 BOOK 680 PAGE 168					<b>Building Permits</b>														
					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	484/320	JERRY LEE MERRITT, ETUX KETRON, MARTIN RAY III	05/18/1993	77,000	U										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>										
Remove Cap	2020		Land Value 7,795	6,294	12%	755	Assessed	8,190	550.29										
Year Frozen			Improvements 80,651	61,958		7,435	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-67.00										
TIF Project ID	0		Total Value 88,446	68,252		8,190	Total Taxable	7,190	483.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300001875	KETRON, MARTIN RAY III			101	88,446	1000	6,952	467.00										
2024	2024-300001875	KETRON, MARTIN RAY III			101	94,179	1000	6,720	447.00										
2023	2023-300001875	KETRON, MARTIN RAY III			101	81,275	1000	6,496	436.00										
2022	2022-300001875	KETRON, MARTIN RAY III			101	60,643	1000	6,277	425.00										
2021	2021-300001875	KETRON, MARTIN RAY III			101	60,643	1000	6,277	433.00										
2020	2020-300001875	KETRON, MARTIN RAY III			101	60,643	1000	6,277	425.00										
2019	2019-0001875	KETRON, MARTIN RAY III			101	74,194		5,713	341.00										
2018	2018-0001875	KETRON, MARTIN RAY III			101	74,194		5,518	329.00										
2017	2017-0001875	KETRON, MARTIN RAY III			101	69,669		5,329	318.00										
2016	2016-0001875	KETRON, MARTIN RAY III			101	69,669		5,144	307.00										
2015	2015-0001875	KETRON, MARTIN RAY III			101	67,366		4,966	296.00										
2014	2014-0001875	KETRON, MARTIN RAY III			101	63,366		4,792	286.00										
2013	2013-0001875	KETRON, MARTIN RAY III			101	63,366		4,622	276.00										



# Harper

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Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:17:29  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.14 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 3.14 x 2,103.50 = 6,605 Factor Value Adjustments Lot Value 6,605		<p>0000-33-26N-25W-2-001-00            4/25/2022            ACCT. #1875</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,452 / 2,452
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 78

1	4/26/2022
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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	75.00	Total Misc Impr	+ 4,054
Roofing Adj	+ 4.40	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 234,934
Heat/Cool Adj	+ 10.77	Depreciation ( 76%)	- 178,550
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 56,384
Adj Base Cost	= 94.16	Lot Value	+ 6,605
Total Area	x 2,452	Indicated Value	= 62,989
Adjusted Cost	= 230,880	Value Per SqFt	25.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,384		
Lot Value	6,605		
Indicated Value	62,989	25.69	Per SqFt
Agland Value	1,190		
Site Improvements	21,772		
Total Value	85,951	35.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio	892	18x8		144	9.43		1,358
PATO	Slab Porch - Open	8390	12x7		84	9.78		822
WDBS	Wood Burning Stove		1		1	1,874.09		1,874



Harper

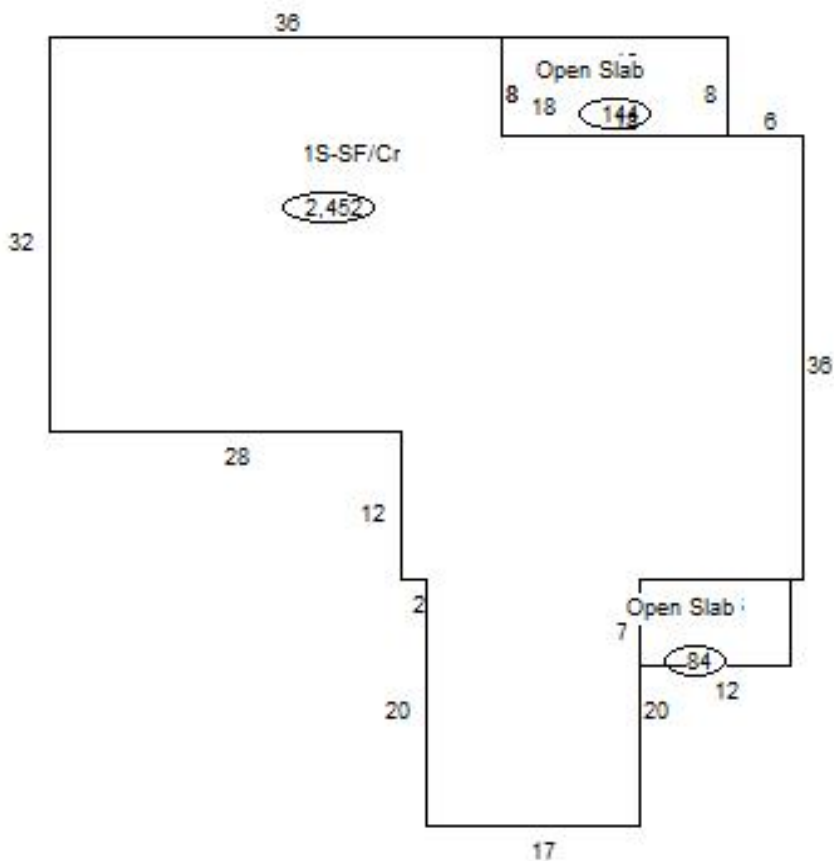
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:17:29  
 Page 3

Sketch Image

300001875



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	144	1.000	144
2	R	1	Crawl	20	1S-SF/Cr	2,452	1.000	2,452
3	M	PATO		20	Open Slab	84	1.000	84
<b>Total Building Area</b>						2,452		2,452



# Harper

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Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:17:29  
Page 4

300001875

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Sidewalk	32x4x0			128
	Qual 3	Cond 3	Year 2019	Eff Age	7	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (38% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.66 x 128)		852		852	324	528
	PACN	Paving - Concrete Slab	20x16x0			320
	Qual 3	Cond 3	Year 2019	Eff Age	7	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (38% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.19 x 320)		1,341		1,341	510	831
	LOAF	Loafing Shed	25x22x8		Formed Metal	550
	Qual 3	Cond 3	Year 2017	Eff Age	9	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.06 x 550)		3,333		3,333	1,333	2,000
	SHDS	Yard Shed - Wood	13x11x8		Formed Metal	143
	Qual 3	Cond 3	Year 2014	Eff Age	12	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.33 x 143)		3,050		3,050	1,403	1,647
	CPDT	Carport - Detached	11x19x8		Formed Metal	209
	Qual 3	Cond 3	Year 2014	Eff Age	12	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.94 x 209)		1,659		1,659	863	796
	UTIL	Utility Bldg	30x30x10		Formed Metal	900
	Qual 3	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.14 x 900)		24,426		24,426	15,144	9,282
	HAYS	Hay Shed Open Sides	15x11x8		Galvanized Metal	165
	Qual 3	Cond 3	Year 1980	Eff Age	46	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.94 x 165)		1,310		1,310	1,048	262



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:17:29  
Page 5

300001875

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Wood REVAL 2019	20x20x0			400
	Qual 3	Cond 3	Year 0	Eff Age 2026		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (17.85 x 400)	7,140		7,140	714	6,426



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:17:29  
Page 6

### Agland Inventory

300001875

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PA	PRATT BILLOWY	NP	48			5.425	154	154	833	833
PD	PRATT LOAMY HUMMOCKY	CR	31			.044	158	158	7	7
PD	PRATT LOAMY HUMMOCKY	NP	31			3.531	99	99	350	350
<b>NP Totals</b>						9.000			1,190	1,190
<b>Total Agland</b>						9.000			1,190	1,190