




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:01:00  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005030 <b>Parcel ID</b> 1070-00-106-001-0-001-00 <b>Cadastral ID</b> 1070-106-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14846 KETRON, RUBY & MICHAEL A. KETRON  P O BOX 425 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00302 SW SECOND ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0106 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					 <p>1070-00-106-001-0-001-00 5030 02/25/2022</p> <p>1 3/2/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.83874712 -99.63096662 MILLERS ADD. BLOCK 106 LOTS: E 24.5' OF 1-3-5; ALL 2-4-6 BOOK 776 PAGE 321 NAME AFFIDAVIT BK 776 PG 322																																																																																																																									
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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	0	0
Lot Count		
Units Buildable	3196	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,653.00 x .30 = 3,196	
Factor Value		
Adjustments		
Lot Value	3,196	



1 3/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,404 / 1,404
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 81

GRM Approach	
GRM Code	
Gross Rent Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	91.44	Total Misc Impr	+ 6,582
Roofing Adj	+ 5.22	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 155,125
Heat/Cool Adj	+ 2.23	Depreciation ( 79%)	- 122,549
Plumbing Adj	+ 6.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,576
Adj Base Cost	= 105.80	Lot Value	+ 3,196
Total Area	x 1,404	Indicated Value	= 35,772
Adjusted Cost	= 148,543	Value Per SqFt	25.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,576		
Lot Value	3,196		
Indicated Value	35,772	25.48	Per SqFt
Agland Value			
Site Improvements	754		
Total Value	36,526	26.02	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	2630	84		84	49.57	4,164
WDBS	Wood Burning Stove		1		1	2,417.57	2,418



Harper

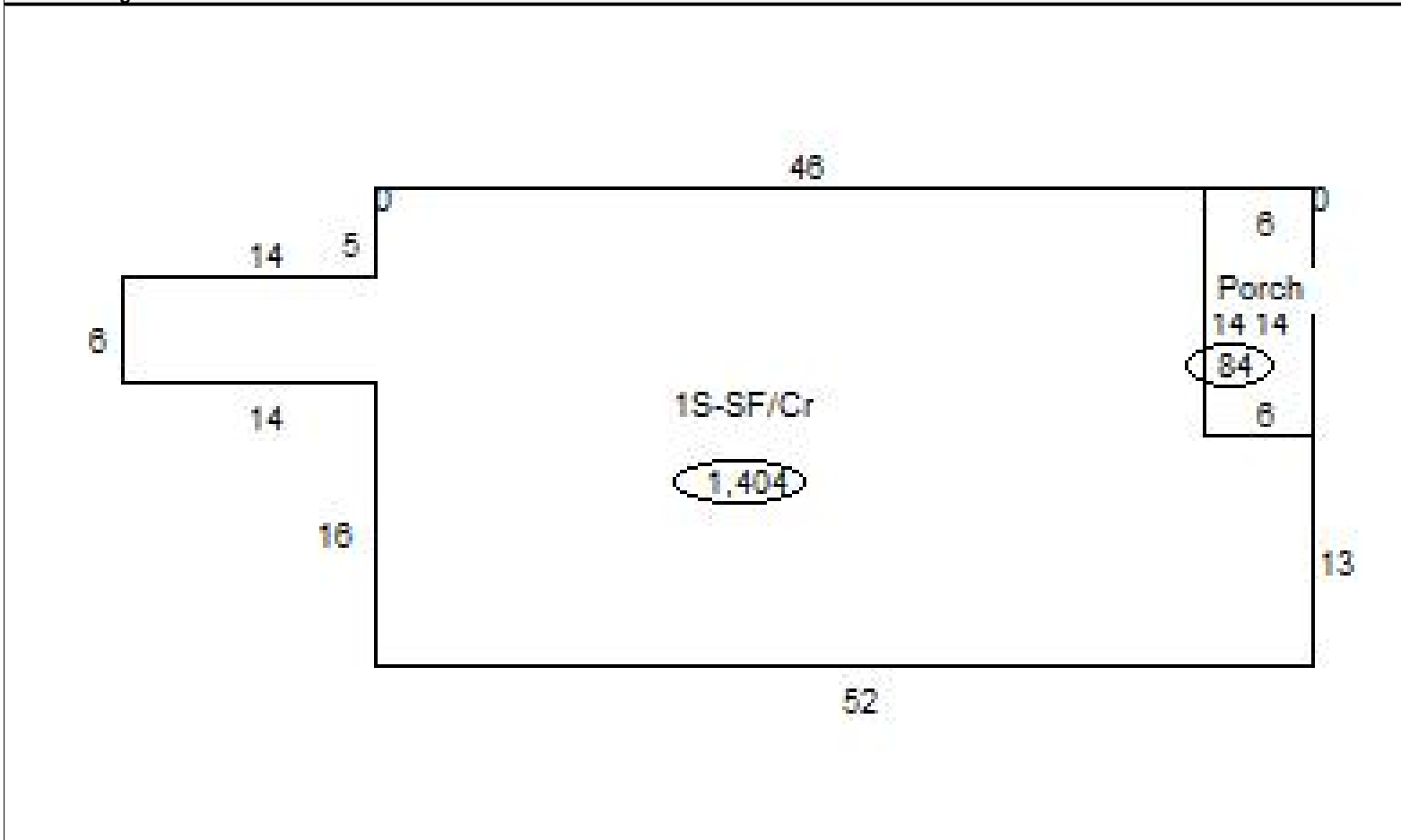
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Sketch Image

300005030



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	84	1.000	84
2	R	1	Crawl	20	1S-SF/Cr	1,404	1.000	1,404
<b>Total Building Area</b>						1,404		1,404



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	16x12x8		Galvanized Metal	192
	Qual	3	Cond 3	Year 1990	Eff Age 36	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.64 x 192)	3,771		3,771	3,017
						754