



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300005384													
Parcel ID	1070-00-184-013-0-001-00													
Cadastral ID	1070-184-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14700													
KETRON, DANNY RAY														
309 NE 6TH BUFFALO OK 73834-0000														
Parcel Location														
Situs	00309 NE SIXTH ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0013 / 0184	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 3/4/2024														
Legal Description Lat/Long: 36.83202918 -99.62316823														
MILLER'S ADD. BLOCK 184 LOTS 13-15-17														
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 colspan="5"> </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					
H	Homestead	Yes	1,000	1,000	/	KETRON, DANNY RAY								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,644	2,164	12%	260	Assessed	2,490	196.06					
Year Frozen		Improvements	24,384	18,582		2,230	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	27,028	20,746		2,490	Total Taxable	1,490	117.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005384	KETRON, DANNY RAY	201	27,028	1000	1,416	111.00							
2024	2024-300005384	KETRON, DANNY RAY	201	28,595	1000	1,347	110.00							
2023	2023-300005384	KETRON, DANNY RAY	201	26,996	1000	1,278	106.00							
2022	2022-300005384	KETRON, DANNY RAY	201	23,625	1000	1,212	100.00							
2021	2021-300005384	KETRON, DANNY RAY	201	23,784	1000	1,147	95.00							
2020	2020-300005384	KETRON, DANNY RAY	201	23,940	1000	1,085	89.00							
2019	2019-0005384	KETRON, DANNY RAY	201	23,940		1,025	85.00							
2018	2018-0005384	KETRON, DANNY RAY	201	23,940		965	80.00							
2017	2017-0005384	KETRON, DANNY RAY	201	23,940		908	75.00							
2016	2016-0005384	KETRON, DANNY RAY	201	21,585		517	44.00							
2015	2015-0005384	KETRON, DANNY RAY	201	22,182		473	38.00							
2014	2014-0005384	KETRON, DANNY RAY	201	22,710		431	35.00							
2013	2013-0005384	KETRON, DANNY RAY	201	27,249		389	31.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2644		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,814.00 x .30 = 2,644		
Factor Value			
Adjustments			
Lot Value	2,644		



HOUSE 3/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	2.15 - Fair
Quality	1.75 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Frame, Plywood or Hardboard 40% Masonry,
Base/Total Area	920 / 920
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 74

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	20,185		
Lot Value	2,644		
Indicated Value	22,829	24.81	Per SqFt
Agland Value			
Site Improvements	2,308		
Total Value	25,137	27.32	Total Value Per SqFt

Cost Approach Manual :

Base Cost	81.68	Total Misc Impr	+	8,783
Roofing Adj	+ 4.24	Garage Cost	+	
Subfloor Adj	+ 2.09	Total RCN	=	96,119
Heat/Cool Adj	+ 1.38	Depreciation (79%)	-	75,934
Plumbing Adj	+ 5.54	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	20,185
Adj Base Cost	= 94.93	Lot Value	+	2,644
Total Area	x 920	Indicated Value	=	22,829
Adjusted Cost	= 87,336	Value Per SqFt		24.81

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	4 1st Stv Cls A	0		4	4	1,496.93		5,988
EPSW	Enclosed Porch - Solid Wall	3300		6x4	24	48.25		1,158
PRCH	Slab Porch - Covered	11645		15x6	90	18.19		1,637



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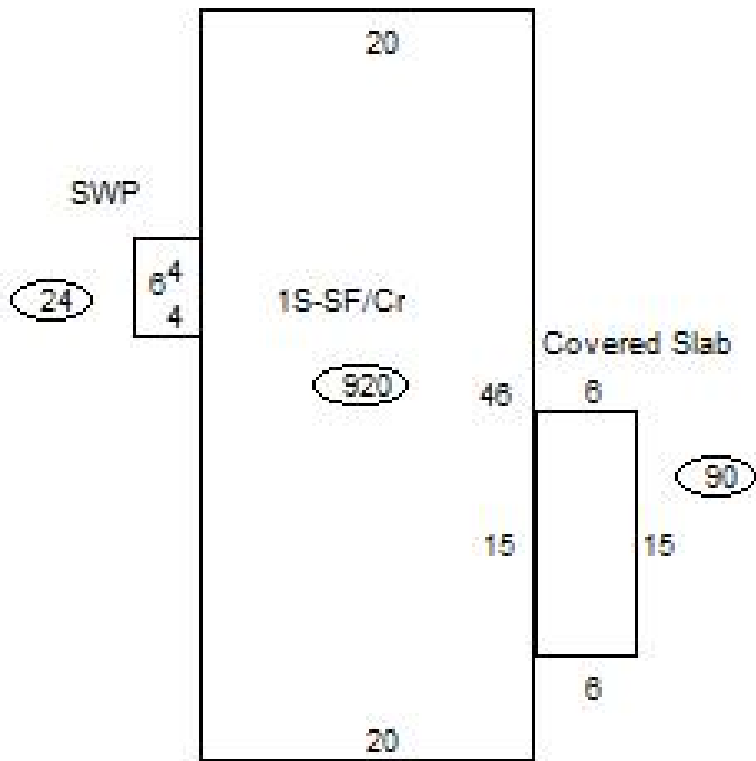
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	920	1.000	920
2	M	EPSW		20	SWP	24	1.000	24
3	M	PRCH		20	Covered Slab	90	1.000	90
Total Building Area						920		920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x10x6	Concrete	Formed Metal	120
	Qual	3	Cond 3	Year 2015	Eff Age 11	
		Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ 0% Func)	RCNLD
		Base Cost (22.95 x 120)	2,754		2,754	1,212
						1,542
	SHDS	Shed - Small	20x10x6	Dirt	Composition Shingle	220
	Qual	3	Cond 3	Year 1995	Eff Age 31	
		Valuation Summary	Modifier Total	RCN	Depr (78% Phys/ 0% Func)	RCNLD
		Base Cost (15.82 x 220)	3,480		3,480	2,714
						766