



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:06:12
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Assessment Data					Primary Image									
Account	300005392				<p>1070-00-186-002-0-001-00 02/22/24</p>									
Parcel ID	1070-00-186-002-0-001-00													
Cadastral ID	1070-186-002-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14706													
KETRON, RUBY FAE														
PO BOX 425 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00322 NE FIFTH ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0186	Parcel Size 4 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83773675 -99.63062951														
MILLERS ADD. BLOCK 186 LOTS 2-4-6-8														
HOUSE 3/4/2024														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	KETRON, RUBY FAE													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,525	3,525	12%	423	Assessed	5,771 454.41						
Year Frozen		Improvements	47,535	44,567		5,348	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -78.00						
TIF Project ID	0	Total Value	51,060	48,092		5,771	Total Taxable	4,771 376.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005392	KETRON, RUBY FAE	201	51,060	1000	4,603	362.00							
2024	2024-300005392	KETRON, RUBY FAE	201	47,501	1000	4,440	362.00							
2023	2023-300005392	KETRON, RUBY FAE	201	44,059	1000	4,282	354.00							
2022	2022-300005392	KETRON, RUBY FAE	201	42,732	1000	4,128	340.00							
2021	2021-300005392	KETRON, RUBY FAE	201	43,292	1000	4,195	346.00							
2020	2020-300005392	KETRON, RUBY FAE	201	42,105	1000	4,053	334.00							
2019	2019-0005392	KETRON, RUBY FAE	201	42,105		4,053	336.00							
2018	2018-0005392	KETRON, RUBY FAE	201	42,105		4,053	336.00							
2017	2017-0005392	KETRON, RUBY FAE	201	42,105		4,053	337.00							
2016	2016-0005392	KETRON, ROBERT A.,ETUX	201	42,105		4,053	345.00							
2015	2015-0005392	KETRON, ROBERT A.,ETUX	201	42,246		4,070	323.00							
2014	2014-0005392	KETRON, ROBERT A.,ETUX	201	42,246		3,994	320.00							
2013	2013-0005392	KETRON, ROBERT A.,ETUX	201	50,865		3,848	306.00							



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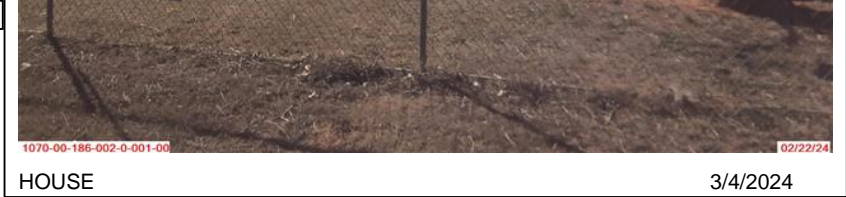
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	100 x 117.5	
Lot Count		
Units Buildable	3525	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,750.00 x .30 = 3,525	
Factor Value		
Adjustments		
Lot Value	3,525	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,389 / 1,389
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	864 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1955 / 71



HOUSE 3/4/2024

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	78.99	Total Misc Impr	+ 2,781
Roofing Adj	+ 4.51	Garage Cost	+ 23,119
Subfloor Adj	+ 0.99	Total RCN	= 162,633
Heat/Cool Adj	+ 9.78	Depreciation (73%)	- 118,722
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,911
Adj Base Cost	= 98.44	Lot Value	+ 3,525
Total Area	x 1,389	Indicated Value	= 47,436
Adjusted Cost	= 136,733	Value Per SqFt	34.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,911		
Lot Value	3,525		
Indicated Value	47,436	34.15	Per SqFt
Agland Value			
Site Improvements	3,690		
Total Value	51,126	36.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	3330	116		116	21.18		2,457
PATO	Slab Porch - Open	3331	7x5		35	9.25		324



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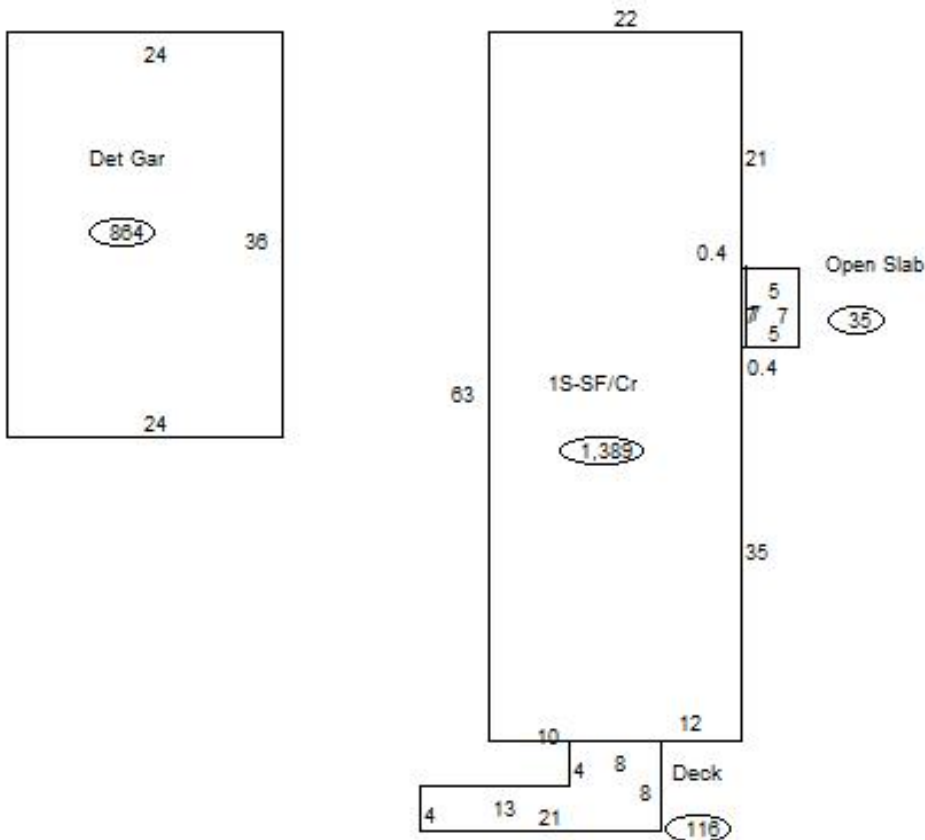
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Sketch Image

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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	1,389	1.000	1,389
2	G	2		20	Det Gar	864	1.000	864
3	M	WODO		20	Deck	116	1.000	116
4	M	PATO		20	Open Slab	35	1.000	35
Total Building Area						1,389		1,389



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>1070-00-186-002-0-001-00 4-14-2020</p>	PACN	Paving - Concrete	20x10x0			200	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD	
		Base Cost (5.63 x 200)	1,126		1,126	428	698
	CPDT	Carport - Detached	20x20x8	Concrete	Formed Metal	400	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ 0% Func)	RCNLD	
		Base Cost (7.84 x 400)	3,136		3,136	1,286	1,850
	SHDS	Yard Shed - Wood	12x15x8	Base	Composition Shingle	180	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (20.51 x 180)	3,692		3,692	2,954	738
	SHDS	Yard Shed - Wood	8x10x8	Base	Composition Shingle	80	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
		Base Cost (25.28 x 80)	2,022		2,022	1,618	404