



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:09:15
 Page 1

Assessment Data					Primary Image				
Account	300005581								
Parcel ID	1070-00-246-015-0-001-00								
Cadastral ID	1070-246-015-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	201 - 4T-BUFFALO-C								
Name ID	14706								
KETRON, RUBY FAE									
PO BOX 425 BUFFALO OK 73834-0000									
Parcel Location									
Situs	00607 NW THIRD ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0015 / 0246	Parcel Size	2 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG\MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description	Lat/Long: 36.83290961 -99.63057110				HOUSE / SIDEWALK 2/24/2025				
MILLERS ADD. BLOCK 246 LOTS 15-17					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	1,763	1,763	12%	212	Assessed	3,373	265.59
Year Frozen		Improvements	30,265	26,345		3,161	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	32,028	28,108		3,373	Total Taxable	3,373	266.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005581	KETRON, RUBY FAE			201	32,028	0	3,212	253.00
2024	2024-300005581	KETRON, RUBY FAE			201	34,929	0	3,059	249.00
2023	2023-300005581	KETRON, RUBY FAE			201	31,750	0	2,914	241.00
2022	2022-300005581	KETRON, RUBY FAE			201	27,390	0	2,775	228.00
2021	2021-300005581	KETRON, RUBY FAE			201	23,087	0	2,643	218.00
2020	2020-300005581	KETRON, RUBY FAE			201	23,087	0	2,517	207.00
2019	2019-0005581	KETRON, RUBY FAE			201	23,087		2,397	199.00
2018	2018-0005581	KETRON, RUBY FAE			201	23,087		2,283	189.00
2017	2017-0005581	KETRON, RUBY FAE			201	23,087		2,174	181.00
2016	2016-0005581	KETRON, ROBERT A. ETUX			201	23,087		2,071	176.00
2015	2015-0005581	KETRON, ROBERT A. ETUX			201	23,132		1,972	157.00
2014	2014-0005581	KETRON, ROBERT A. ETUX			201	23,132		1,879	151.00
2013	2013-0005581	KETRON, ROBERT A. ETUX			201	25,340		1,789	142.00



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Date 02/06/2026
 Time 07:09:15
 Page 2

Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	50 x 117.5	
Lot Count		
Units Buildable	1763	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,875.00 x .30 = 1,763	
Factor Value		
Adjustments		
Lot Value	1,763	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	898 / 898
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	2 / 1.0 /
Basement Area	
Garage Type	312 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 78

HOUSE / SIDEWALK	2/24/2025
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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	95.61	Total Misc Impr	+ 7,195
Roofing Adj	+ 5.35	Garage Cost	+ 12,557
Subfloor Adj	+ 0.00	Total RCN	= 118,334
Heat/Cool Adj	+ 1.73	Depreciation (75%)	- 88,751
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,583
Adj Base Cost	= 109.78	Lot Value	+ 1,763
Total Area	x 898	Indicated Value	= 31,346
Adjusted Cost	= 98,582	Value Per SqFt	34.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,583		
Lot Value	1,763		
Indicated Value	31,346	34.91	Per SqFt
Agland Value			
Site Improvements	1,542		
Total Value	32,888	36.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	3878	20x6	1940	120	59.47		7,136
PATO	Slab Porch - Open	3879	3x2	1940	6	9.78		59



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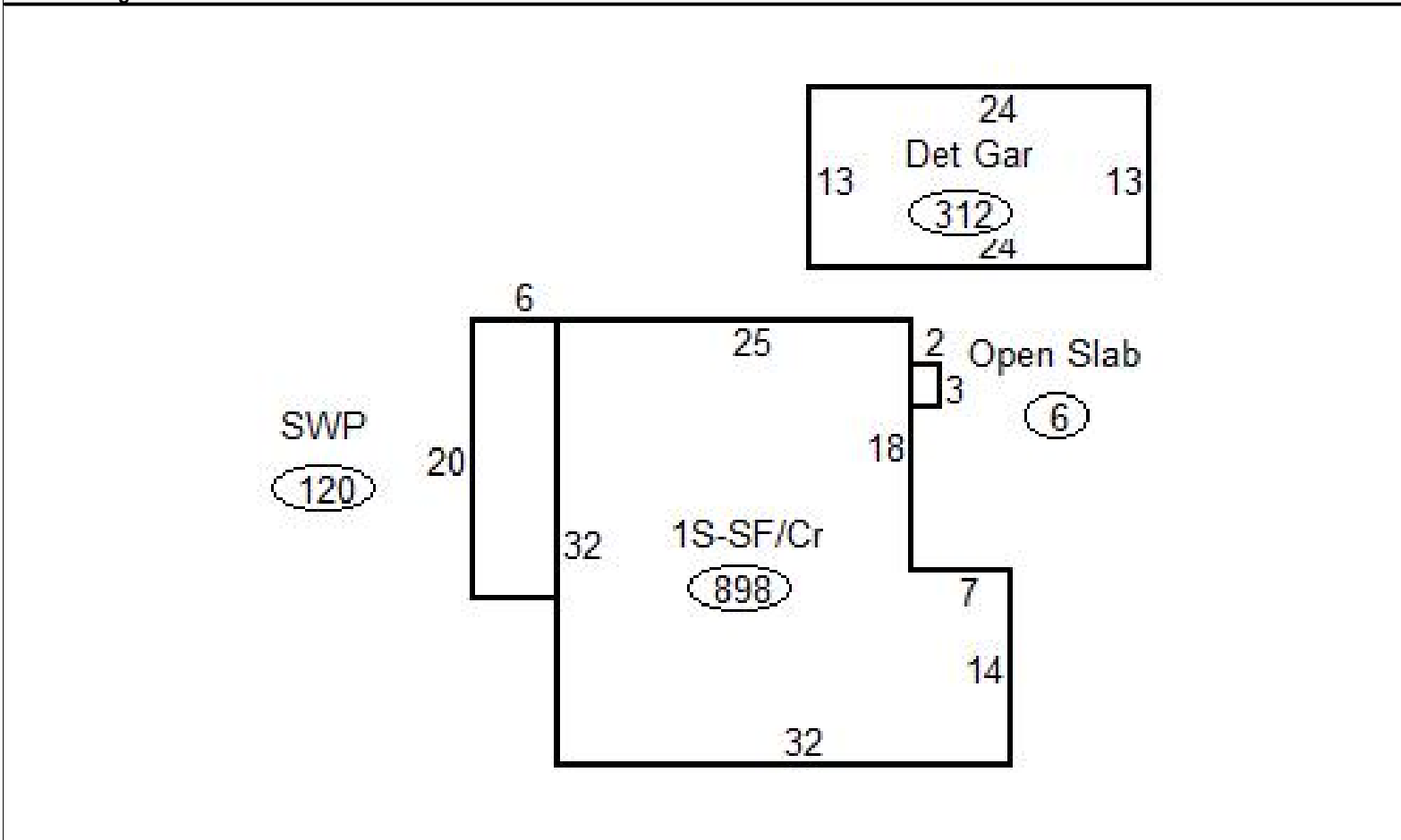
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Date 02/06/2026
 Time 07:09:15
 Page 3

Sketch Image

300005581



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	120	1.000	120
2	M	PATO		20	Open Slab	6	1.000	6
3	R	1	Crawl	20	1S-SF/Cr	898	1.000	898
4	G	2		20	Det Gar	312	1.000	312
Total Building Area						898		898



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 Time 07:09:15
 Page 4

300005581

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>1070-00-246-015-0-001-00 5581 05/04/2021</p>	SHDS	Yard Shed - Metal behind Garage	20x14x6	Base	Galvanized Metal	280
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary Base Cost (17.79 x 280) 4,981		Modifier Total 0 0	RCN 4,981	Depr (70% Phys/ % Func) 3,487	RCNLD 1,494
	PACN	Paving - Concrete Walk	15x2x0	Concrete		30
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary Base Cost (8.08 x 30) 242		Modifier Total 0 0	RCN 242	Depr (80% Phys/ % Func) 194	RCNLD 48