



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																															
Account 300005582 Parcel ID 1070-00-246-019-0-001-00 Cadastral ID 1070-246-019-00-0-001-00 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 00605 NW THIRD ST Subdivision MILLER'S ADDN Lot/Block 0019 / 0246 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																				
Legal Description Lat/Long: 36.83295609 -99.63113152 MILLERS ADD. BLOCK 246 LOTS 19-21-23																																																																																																																				
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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	

Residential Data	
Type	1 Single Family Residence
Condition	1.75 - Low
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	392 / 392
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 95

HOUSE	2/24/2025
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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	106.41	Total Misc Impr	+ 2,326
Roofing Adj	+ 5.82	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 53,376
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 42,701
Plumbing Adj	+ 16.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 10,675
Adj Base Cost	= 130.23	Lot Value	+ 2,644
Total Area	x 392	Indicated Value	= 13,319
Adjusted Cost	= 51,050	Value Per SqFt	33.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	10,675		
Lot Value	2,644		
Indicated Value	13,319	33.98	Per SqFt
Agland Value			
Site Improvements	99		
Total Value	13,418	34.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	3882	9x6	1950	54	22.80		1,231
PRCH	Porch	3883	8x6	1950	48	22.81		1,095



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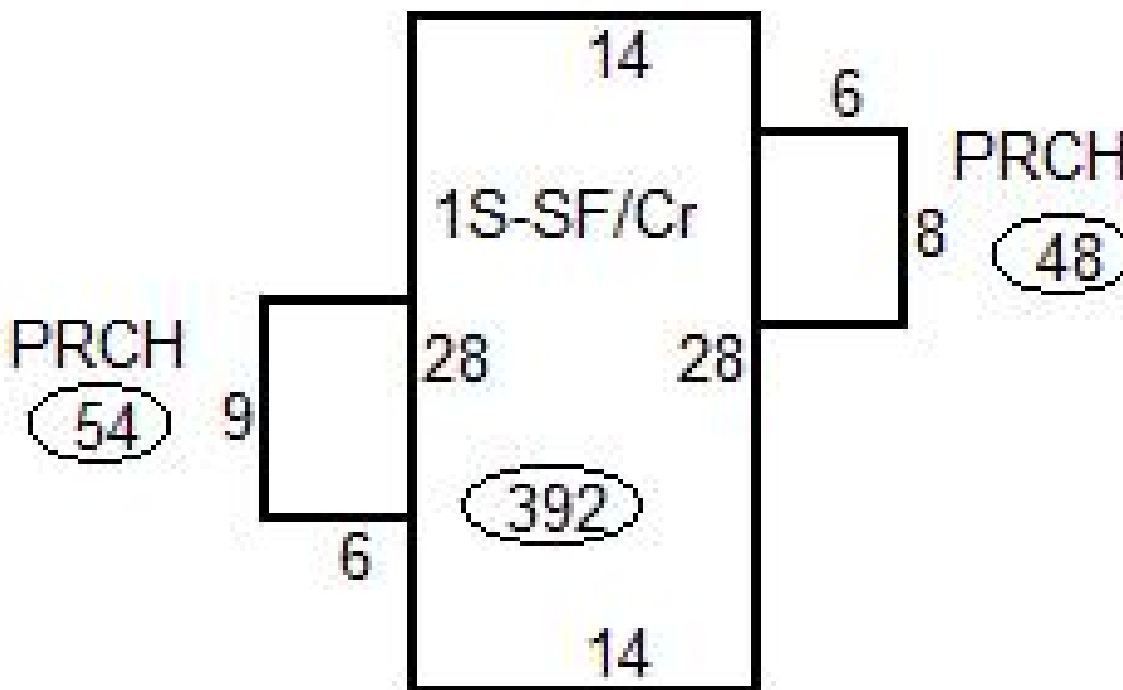
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	54	1.000	54
2	M	PRCH		20	PRCH	48	1.000	48
3	R	1	Crawl	20	1S-SF/Cr	392	1.000	392
Total Building Area						392		392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	13x11x8	Dirt	Galvanized Metal	143
	Qual 2	Cond 1	Year 1970	Eff Age 78		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (3.47 x 143)		496		496 397		99