




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 300005617 Parcel ID 1070-00-252-008-0-001-00 Cadastral ID 1070-252-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14846 KETRON, RUBY & MICHAEL A. KETRON P O BOX 425 BUFFALO OK 73834-0000 Parcel Location Situs 00616 NE FOURTH ST Subdivision MILLER'S ADDN Lot/Block 0008 / 0252 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO					 <p>1070-00-252-008-0-001-00 02/26/24</p>																																																	
HOUSE / PORCH 3/4/2024																																																						
Legal Description Lat/Long: 36.84005179 -99.63090114					Building Permits																																																	
MILLERS ADD BLOCK 252 LOTS 8-10-12					<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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					571/646	SHAW, GEORGE E.	02/15/2002	6,500	U																																													
					490/59	MARQUITA BEALMER	11/18/1993	2,500	UV																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 2,644</td> <td>2,644</td> <td>12%</td> <td>317</td> <td>Assessed</td> <td>2,110</td> <td>166.14</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 16,812</td> <td>14,939</td> <td> </td> <td>1,793</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 19,456</td> <td>17,583</td> <td> </td> <td>2,110</td> <td>Total Taxable</td> <td>2,110</td> <td>166.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value 2,644	2,644	12%	317	Assessed	2,110	166.14	Year Frozen		Improvements 16,812	14,939		1,793	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 19,456	17,583		2,110	Total Taxable	2,110	166.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005617	KETRON, RUBY &	201	19,456	0	2,009	158.00																																															
2024	2024-300005617	KETRON, RUBY &	201	20,392	0	1,914	156.00																																															
2023	2023-300005617	KETRON, RUBY &	201	19,414	0	1,823	151.00																																															
2022	2022-300005617	KETRON, RUBY &	201	14,467	0	1,736	143.00																																															
2021	2021-300005617	KETRON, RUBY &	201	14,227	0	1,707	141.00																																															
2020	2020-300005617	KETRON, RUBY &	201	14,188	0	1,702	140.00																																															
2019	2019-0005617	KETRON, RUBY &	201	14,188		1,702	141.00																																															
2018	2018-0005617	KETRON, RUBY &	201	14,188		1,702	141.00																																															
2017	2017-0005617	KETRON, RUBY &	201	14,188		1,702	142.00																																															
2016	2016-0005617	KETRON, RUBY, ETAL	201	14,188		1,689	144.00																																															
2015	2015-0005617	KETRON, RUBY, ETAL	201	14,231		1,608	128.00																																															
2014	2014-0005617	KETRON, RUBY, ETAL	201	14,231		1,532	123.00																																															
2013	2013-0005617	KETRON, RUBY, ETAL	201	20,861		1,459	116.00																																															




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Lot Data	Square-Foot - BUFFALO ORIGMILLERS	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	2.25 - Fair
Quality	2.25 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	625 / 625
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	300 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 87

HOUSE / PORCH 3/4/2024

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	93.02	Total Misc Impr	+ 7,412
Roofing Adj	+ 4.27	Garage Cost	+ 8,897
Subfloor Adj	+ 1.77	Total RCN	= 84,647
Heat/Cool Adj	+ 1.49	Depreciation (80%)	- 67,718
Plumbing Adj	+ 8.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,929
Adj Base Cost	= 109.34	Lot Value	+ 2,644
Total Area	x 625	Indicated Value	= 19,573
Adjusted Cost	= 68,338	Value Per SqFt	31.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,929		
Lot Value	2,644		
Indicated Value	19,573	31.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	19,573	31.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	3987	4x3	1950	12	8.98		108
RSPC	Raised Slab Porch - Covered	3990	22x10	1950	220	33.20		7,304



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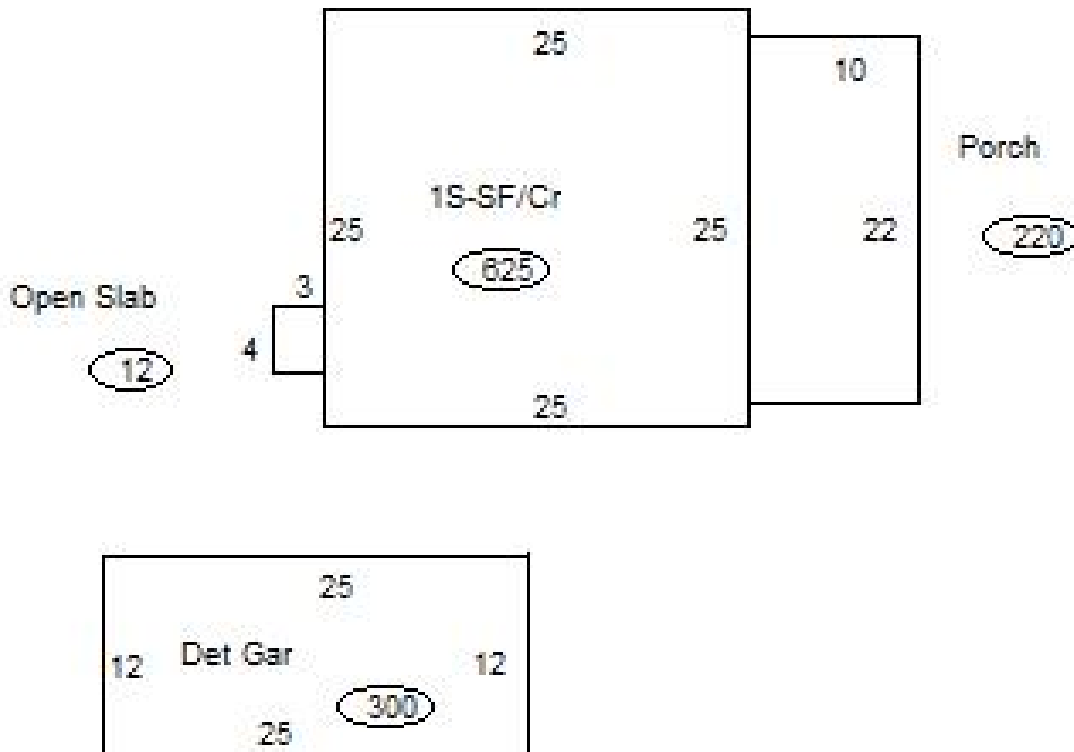
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Sketch Image

300005617



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	12	1.000	12
2	G	2		20	Det Gar	300	1.000	300
3	R	1	Crawl	20	1S-SF/Cr	625	1.000	625
4	M	RSPC		20	Porch	220	1.000	220
Total Building Area						625		625