



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:22:32
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Assessment Data					Primary Image																																																																																																																				
Account 300002235 Parcel ID 0000-06-27N-22W-1-003-00 Cadastral ID 0000-27N-22W-06-1-003-00 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13309 YAUK, JASON D. & BRANDIE D. YAUK P O BOX 743 BUFFALO OK 73834-0000 Parcel Location Situs 19148 US 64 HWY Subdivision Lot/Block / Parcel Size 3.45 - Acres Sec/Twn/Rng 6 / 27 / 22 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>HOUSE 5/9/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.84323087 -99.62279342 SEC.6-27-22 TRACT IN LOT 2; 3.452 ACRES																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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																																																																																																	
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.45 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.45 x 1,982.03 = 6,838 Factor Value Adjustments Lot Value 6,838		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	A-FRM A-FRAME
Style	100% Two Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Frame, Siding, Woc
Base/Total Area	878 / 1,454
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	288 Total
Garage Type	480 Built-In Garage
Remodel	
Year/Eff Age	1980 / 46

HOUSE	5/9/2024
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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	68.41	Total Misc Impr	+ 4,579
Roofing Adj	+ 2.52	Garage Cost	+ 9,658
Subfloor Adj	+ 0.65	Total RCN	= 150,535
Heat/Cool Adj	+ 9.78	Depreciation (53%)	- 79,783
Plumbing Adj	+ 6.12	Lump Sums	+ 0
Basement Adj	+ 6.27	RCNLD	= 70,752
Adj Base Cost	= 93.74	Lot Value	+ 6,838
Total Area	x 1,454	Indicated Value	= 77,590
Adjusted Cost	= 136,298	Value Per SqFt	53.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,752		
Lot Value	6,838		
Indicated Value	77,590	53.36	Per SqFt
Agland Value			
Site Improvements	10,044		
Total Value	87,634	60.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	1	1,700.74		1,701
PATC	Patio - Covered	1074	24x8		192	14.99		2,878



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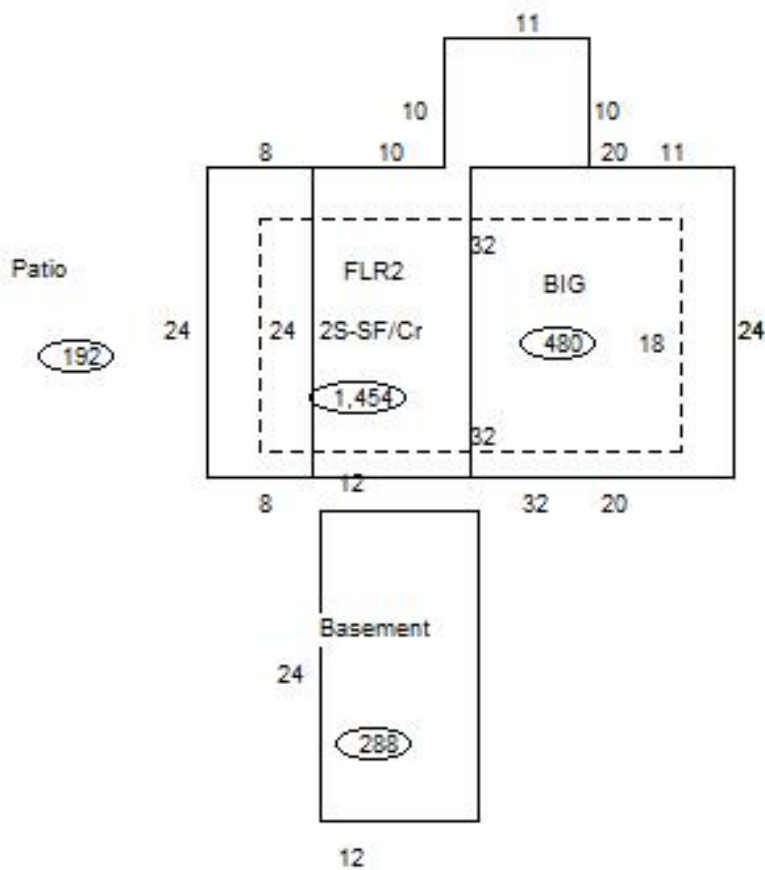
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	192	1.000	192
2	G	8		20	BIG	480	1.000	480
3	B			20	Basement	288	1.000	288
4	R	2	Crawl	20	2S-SF/Cr	878	1.656	1,454
5	U	^UL		20	FLR2	576	1.000	576
Total Building Area						878		1,454



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PERG	Pergola	22x16x8			352	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ 0% Func)	RCNLD	
	Base Cost (12.75 x 352)		4,488		4,488	539	3,949
	GRNR	GREENHOUSE 2019	50x24x8		Dirt	1,200	
	Qual	3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ 0% Func)	RCNLD	
	Base Cost (3.06 x 1,200)		3,672		3,672	514	3,158
	SHDS	Yard Shed - Wood	10x8x6		Wood Shingle	80	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (25.91 x 80)		2,073		2,073	1,658	415
	QUON	Quonset - Round Top	40x40x10		Dirt Galvanized Metal	1,600	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (7.88 x 1,600)		12,608		12,608	10,086	2,522