



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 06:24:58
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Assessment Data					Primary Image									
Account	300002414				<p>MOBILE HOME 5/9/2024</p>									
Parcel ID	0000-01-27N-23W-4-001-00													
Cadastral ID	0000-27N-23W-01-4-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13390													
YAUK, DUSTY & AMY YAUK														
605 CECIL ST. BUFFALO OK 73834-0000														
Parcel Location														
Situs	00605 CECIL ST													
Subdivision														
Lot/Block	/	Parcel Size	1.14 - Acres											
Sec/Twn/Rng	1 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84323017 -99.62191372														
Building Permits														
SEC 1-27-23 TRACT IN SE4SE4 BK 710 PG 809														
<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					
					710/809	COLLIER, SHAWN COOPER	08/28/2015	150,000	Q					
					679/106	JOB, FERN	03/16/2012	6,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,105	5,105	12%	613	Assessed	15,593	1,227.79					
Year Frozen		Improvements	31,939	31,939		3,833	Penalty	0						
Uncapped Value	0	Mobile Home	92,890	92,890		11,147	Exemption	0	0.00					
TIF Project ID	0	Total Value	129,934	129,934		15,593	Total Taxable	15,593	1,228.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002414	YAUK, DUSTY &	102	129,934	0	15,593	1,228.00							
2024	2024-300002414	YAUK, DUSTY &	102	130,053	0	14,799	1,205.00							
2023	2023-300002414	YAUK, DUSTY &	102	117,451	0	14,094	1,166.00							
2022	2022-300002414	YAUK, DUSTY &	102	116,794	0	14,015	1,153.00							
2021	2021-300002414	YAUK, DUSTY &	102	118,785	0	14,254	1,177.00							
2020	2020-300002414	YAUK, DUSTY &	102	122,391	0	14,687	1,209.00							
2019	2019-0002414	YAUK, DUSTY &	102	125,677		15,081	1,250.00							
2018	2018-0002414	YAUK, DUSTY &	102	128,963		15,476	1,283.00							
2017	2017-0002414	YAUK, DUSTY &	102	130,685		15,682	1,304.00							
2016	2016-0002414	YAUK, DUSTY &	102	150,000		18,000	1,532.00							
2015	2015-0002414	YAUK, DUSTY &	102	122,284		14,674	1,165.00							
2014	2014-0002414	COLLIER, SHAWN COOPER	102	125,146		15,017	1,203.00							
2013	2013-0002414	COLLIER, SHAWN COOPER	102	114,974		13,797	1,099.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.14 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.14 x 4,478.07 = 5,105 Factor Value Adjustments Lot Value 5,105		

Residential Data	
Type	6 Mobile Home 73 x 31
Condition	3 - Average
Quality	3.75 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,263 / 2,263
Style	100% Double Wide
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	
Garage Type	
Remodel	
Year/Eff Age	2008 / 18

MOBILE HOME	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	50.90	Total Misc Impr	+ 18,408
Roofing Adj	+ 2.65	Garage Cost	+ 156,089
Subfloor Adj	+ 0.00	Total RCN	= 63,996
Heat/Cool Adj	+ 2.11	Depreciation (41%)	- 0
Plumbing Adj	+ 5.18	Lump Sums	+ 92,093
Basement Adj	+ 0.00	RCNLD	= 5,105
Adj Base Cost	= 60.84	Lot Value	+ 97,198
Total Area	x 2,263	Indicated Value	= 42.95
Adjusted Cost	= 137,681	Value Per SqFt	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,093		
Lot Value	5,105		
Indicated Value	97,198	42.95	Per SqFt
Agland Value			
Site Improvements	33,096		
Total Value	130,294	57.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0		1	1	5,734.00		5,734
WODC	Wood Deck - Covered	1230	22x10	2008	220	37.29		8,204
WODO	Wood Deck - Open	11964	20x10	2008	200	22.35		4,470



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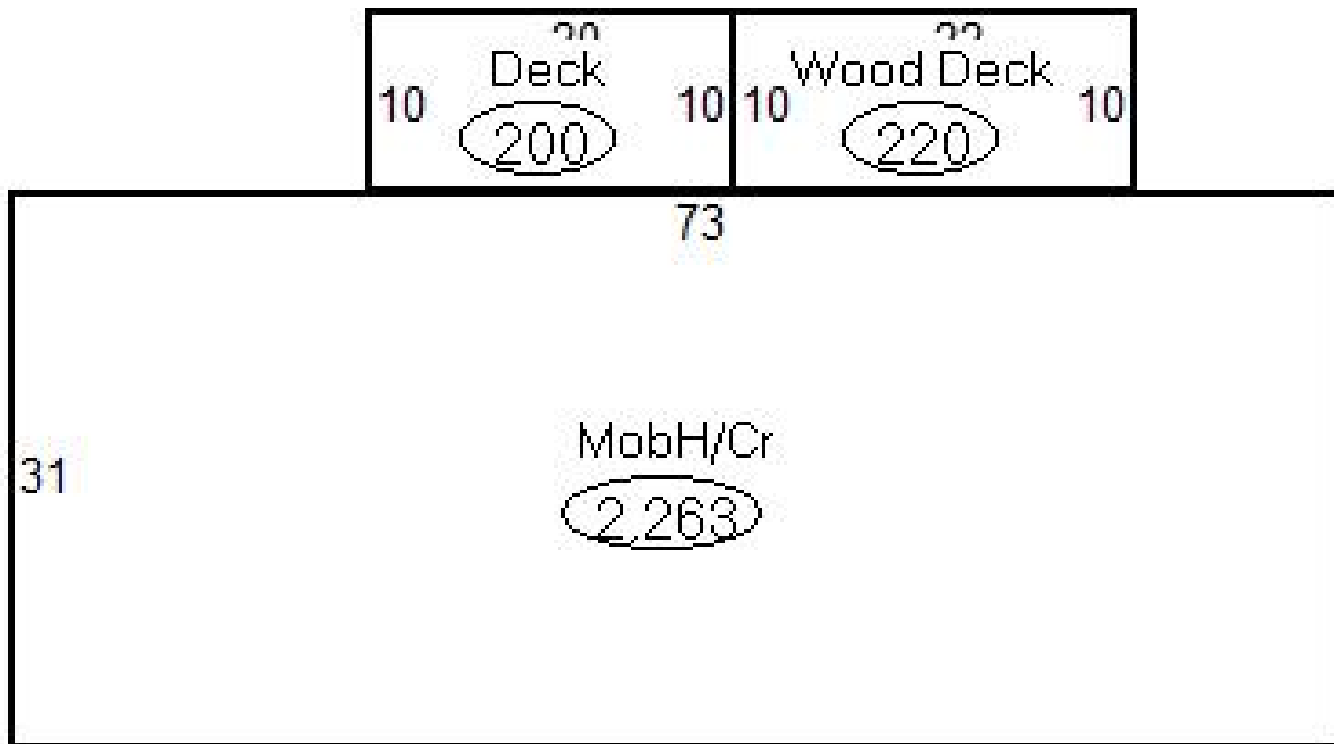
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	Wood Deck	220	1.000	220
2	M	WODO		20	Deck	200	1.000	200
3	R	14	Crawl	20	MobH/Cr	2,263	1.000	2,263
Total Building Area						2,263		2,263



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PATC	Patio - Covered BEHIND SHED	12x12x8		Formed Metal	144	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
	Base Cost (15.67 x 144)		2,256		2,256	226	2,030
	UTIL	Utility Building	50x30x14	Concrete	Formed Metal	1,500	
	Qual	3.5	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ 0% Func)		RCNLD
	Base Cost (27.67 x 1,500)		41,505		41,505	11,621	29,884
 4-9-2020 0000-01-27N-23W-4-001-00	PACN	Paving - Concrete	32x35x0			1,120	
	Qual	3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)		RCNLD
	Base Cost (4.06 x 1,120)		4,547		4,547	3,365	1,182