



# 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	300003126				No Image On File				
Parcel ID	0000-19-28N-21W-3-001-00								
Cadastral ID	0000-28N-21W-19-3-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	13693								
YAUK, PAUL									
925 N HOY ST BUFFALO OK 73834-8868									
<b>Parcel Location</b>									
Situs	1928N21W31								
Subdivision									
Lot/Block	/	Parcel Size	164.41 - Acres						
Sec/Twn/Rng	19 / 28 / 21 / 3								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
<b>Legal Description</b> Lat/Long: 36.78824981 -99.97878771									
SEC.19-28-21 LOTS 3-4; E2SW4 Accts #3126 and 3127 combined 2024 BOOK 670 PAGE 622					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value	25,242	25,242	12%	3,029	Assessed	11,431	900.08
Year Frozen		Improvements	70,014	70,014		8,402	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	95,256	95,256		11,431	Total Taxable	11,431	900.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003126	YAUK, PAUL			102	95,256	0	11,431	900.00
2024	2024-300003126	YAUK, PAUL			102	93,747	0	11,249	916.00
2023	2023-300003126	YAUK, PAUL			102	83,940	0	9,025	747.00
2022	2022-300003126	YAUK, PAUL			102	76,333	0	8,762	721.00
2021	2021-300003126	YAUK, PAUL			102	73,821	0	8,507	702.00
2020	2020-300003126	YAUK, PAUL			102	73,821	0	8,259	680.00
2019	2019-0003126	YAUK, PAUL			102	73,821		8,018	665.00
2018	2018-0003126	YAUK, PAUL			102	73,821		7,785	646.00
2017	2017-0003126	YAUK, PAUL			102	71,726		7,558	628.00
2016	2016-0003126	YAUK, PAUL			102	72,773		7,338	624.00
2015	2015-0003126	YAUK, PAUL			102	77,706		7,124	566.00
2014	2014-0003126	YAUK, PAUL			102	76,734		6,918	554.00
2013	2013-0003126	YAUK, PAUL			102	76,734		6,715	535.00



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Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 0 <b>Units Buildable</b> 0 <b>Non-Ag Acres</b> 1.41 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 1.41 x 3,764.54 = 5,308 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 5,308		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,720 / 1,720
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1965 / 73

GRM Approach
<b>GRM Code</b>
<b>Gross Rent</b>
<b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b>
<b>Adusted R</b>
<b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b> DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables</b>
<b>Indicated Value</b>

Cost Approach		Manual :	
<b>Base Cost</b>	68.99	<b>Total Misc Impr</b>	+ 6,648
<b>Roofing Adj</b>	+ 3.67	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ 1.86	<b>Total RCN</b>	= 157,922
<b>Heat/Cool Adj</b>	+ 8.78	<b>Depreciation ( 78%)</b>	- 123,179
<b>Plumbing Adj</b>	+ 4.64	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 34,743
<b>Adj Base Cost</b>	= 87.95	<b>Lot Value</b>	+ 5,308
<b>Total Area</b>	x 1,720	<b>Indicated Value</b>	= 40,051
<b>Adjusted Cost</b>	= 151,274	<b>Value Per SqFt</b>	23.29

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	34,743		
<b>Lot Value</b>	5,308		
<b>Indicated Value</b>	40,051	23.29	Per SqFt
<b>Agland Value</b>	19,934		
<b>Site Improvements</b>	35,015		
<b>Total Value</b>	95,000	55.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	1612	19x16	1980	304	8.22		2,499
RSPC	Raised Slab Porch - Covered	1613	22x6	1965	132	31.43		4,149



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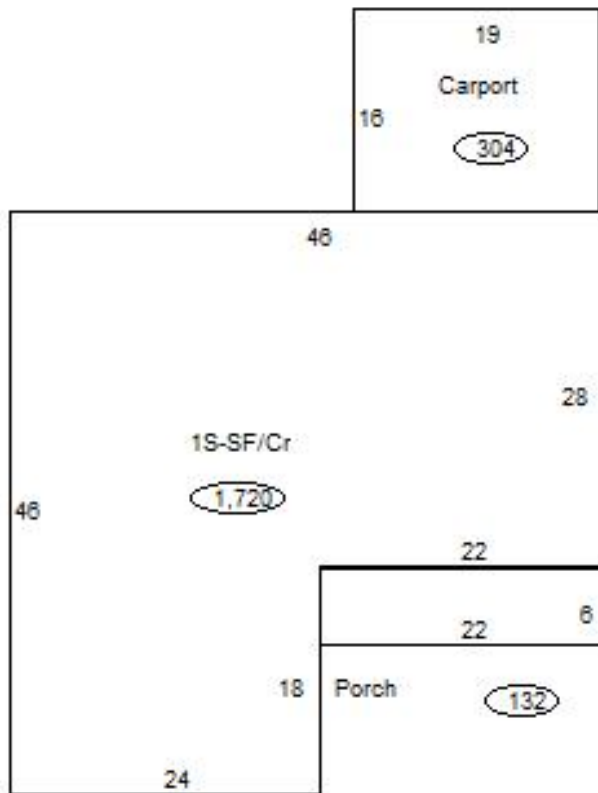
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,720	1.000	1,720
2	M	CPAT		20	Carport	304	1.000	304
3	M	RSPC		20	Porch	132	1.000	132
<b>Total Building Area</b>						<b>1,720</b>		<b>1,720</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-19-28N-21W-3-001-00            10/6/2020            #3126            2 GRAIN STG, 1 OVERHEAD HOPPER</p>	GBST	Grain Bin - Storage	0x0x0	Base		250
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	
Base Cost (1.62 x 250)		405		405	198	207
	GBST	Bulk Feed Tank - Single	0x0x0	Dirt		2,100
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	
Base Cost (1.62 x 2,100)		3,402		3,402	1,667	1,735
	GBST	Grain Bin 27000 BU GR BN	0x0x0	Dirt		27,000
	Qual	3	Cond 3	Year 1999	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	
Base Cost (1.20 x 27,000)		32,400		32,400	23,004	9,396
	BFT1	Bulk Feed Tank -30 Ton Each	0x0x0	Dirt		30
	Qual	3	Cond 4	Year 1989	Eff Age 30	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
Base Cost (236.24 x 30)		7,087		7,087	5,670	1,417
	GBST	Grain Bin 2-250 BU H.B.	0x0x0	Dirt		250
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
Base Cost (1.62 x 250)		405		405	324	81
	UTIL	Utility Building	60x35x12	Concrete	Galvanized Metal	2,100
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	
Base Cost (21.81 x 2,100)		45,801		45,801	34,809	10,992
	GBST	Grain Bin - Storage	0x0x0	Dirt		250
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
Base Cost (1.62 x 250)		405		405	324	81



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Wood GARAGE	20x20x10	Dirt	Galvanized Metal	400
	Qual	1	Cond 1	Year 1965	Eff Age 85	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.91 x 400)	3,164		3,164	2,531	633
	QUON	Quonset	60x33x0	Concrete	Galvanized Metal	1,980
	Qual	2	Cond 2	Year 1963	Eff Age 76	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.35 x 1,980)	22,473		22,473	17,978	4,495
	QUON	Quonset	30x30x0	Concrete	Galvanized Metal	900
	Qual	2	Cond 2	Year 1960	Eff Age 79	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.82 x 900)	11,538		11,538	9,230	2,308
	BNGP	OLD BARN SALVAGE RATE	30x26x10	Dirt		780
	Qual	1	Cond 1	Year 1960	Eff Age 92	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.17 x 780)	13,393		13,393	10,714	2,679
	BNV	OLD HOUSE	0x0x0			
	Qual	1	Cond 1	Year 1960	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (0.00 x )					
	SHDS	Storage WASH HOUSE	16x14x8	Dirt	Composition Roll	224
	Qual	1	Cond 1	Year 1955	Eff Age 99	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.29 x 224)	2,081		2,081	1,665	416
	SHDS	Storage SALVAGE RATE	27x12x6	Dirt	Galvanized Metal	324
	Qual	1	Cond 1	Year 1955	Eff Age 99	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.87 x 324)	2,874		2,874	2,299	575



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			11.443	255	255	2,912	2,912
QA	QUINLAN LOAM	CR	11			.046	56	56	3	3
QA	QUINLAN LOAM	NP	11			29.836	35	35	1,050	1,050
QC	QUINLAN-WDWARD 5-12%	CR	14			2.674	71	71	191	191
QC	QUINLAN-WDWARD 5-12%	NP	14			3.585	45	45	161	161
WA	WOODWARD 1-3%	CR	43			21.713	219	219	4,752	4,752
WA	WOODWARD 1-3%	NP	43			7.135	138	138	982	982
WB	WOODWARD 3-8%	CR	33			16.407	168	168	2,756	2,756
WB	WOODWARD 3-8%	NP	33			12.707	106	106	1,342	1,342
WD	WOODWARD-QUINLAN3-8%	CR	23			35.811	117	117	4,192	4,192
WD	WOODWARD-QUINLAN3-8%	NP	23			21.646	74	74	1,593	1,593
<b>NP Totals</b>						163.000			19,934	19,934
<b>Total Agland</b>						163.000			19,934	19,934