



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	300004003													
Parcel ID	0000-21-29N-22W-3-001-00													
Cadastral ID	0000-29N-22W-21-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13731													
YAUK, EDMOND RAY														
256 N 193 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	2129N22W31													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	21 / 29 / 22 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.96557541 -99.63588536														
SEC. 21-29-22 N2SW4 BOOK 695 PAGE 760														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	YAUK, EDMOND RAY								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	12,641	12,372	12%	1,485	Assessed	10,574	832.60					
Year Frozen		Improvements	98,975	75,740		9,089	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	111,616	88,112	10,574	Total Taxable	9,574	754.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004003	YAUK, EDMOND RAY	102	111,616	1000	9,265	730.00							
2024	2024-300004003	YAUK, EDMOND RAY	102	96,027	1000	7,221	588.00							
2023	2023-300004003	YAUK, EDMOND RAY	102	88,143	1000	6,982	578.00							
2022	2022-300004003	YAUK, EDMOND RAY	102	78,281	1000	6,750	555.00							
2021	2021-300004003	YAUK, EDMOND RAY	102	77,015	1000	6,524	539.00							
2020	2020-300004003	YAUK, EDMOND RAY	102	77,015	1000	6,304	519.00							
2019	2019-0004003	YAUK, EDMOND RAY	102	78,348		6,092	505.00							
2018	2018-0004003	YAUK, EDMOND RAY	102	79,583		5,885	488.00							
2017	2017-0004003	YAUK, EDMOND RAY	102	77,906		5,686	473.00							
2016	2016-0004003	YAUK, EDMOND RAY	102	76,944		5,235	445.00							
2015	2015-0004003	YAUK, EDMOND RAY	102	76,815		5,053	401.00							
2014	2014-0004003	YAUK, RAY	102	74,185		4,877	391.00							
2013	2013-0004003	YAUK, RAY	102	75,230		4,706	375.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		 <p>0000-21-29N-22W-3-001-00 05/21/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Stone
Base/Total Area	1,494 / 1,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1980 / 52

HOUSE 5/23/2024

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	89.26	Total Misc Impr	+ 4,610
Roofing Adj	+ 4.88	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 171,146
Heat/Cool Adj	+ 10.77	Depreciation (57%)	- 97,553
Plumbing Adj	+ 6.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,593
Adj Base Cost	= 111.47	Lot Value	+ 5,000
Total Area	x 1,494	Indicated Value	= 78,593
Adjusted Cost	= 166,536	Value Per SqFt	52.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,593		
Lot Value	5,000		
Indicated Value	78,593	52.61	Per SqFt
Agland Value	7,641		
Site Improvements	18,389		
Total Value	104,623	70.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1900	30	1980	30	9.78		293
WODO	Wood Deck - Open	1902	24x12	1980	288	14.99		4,317



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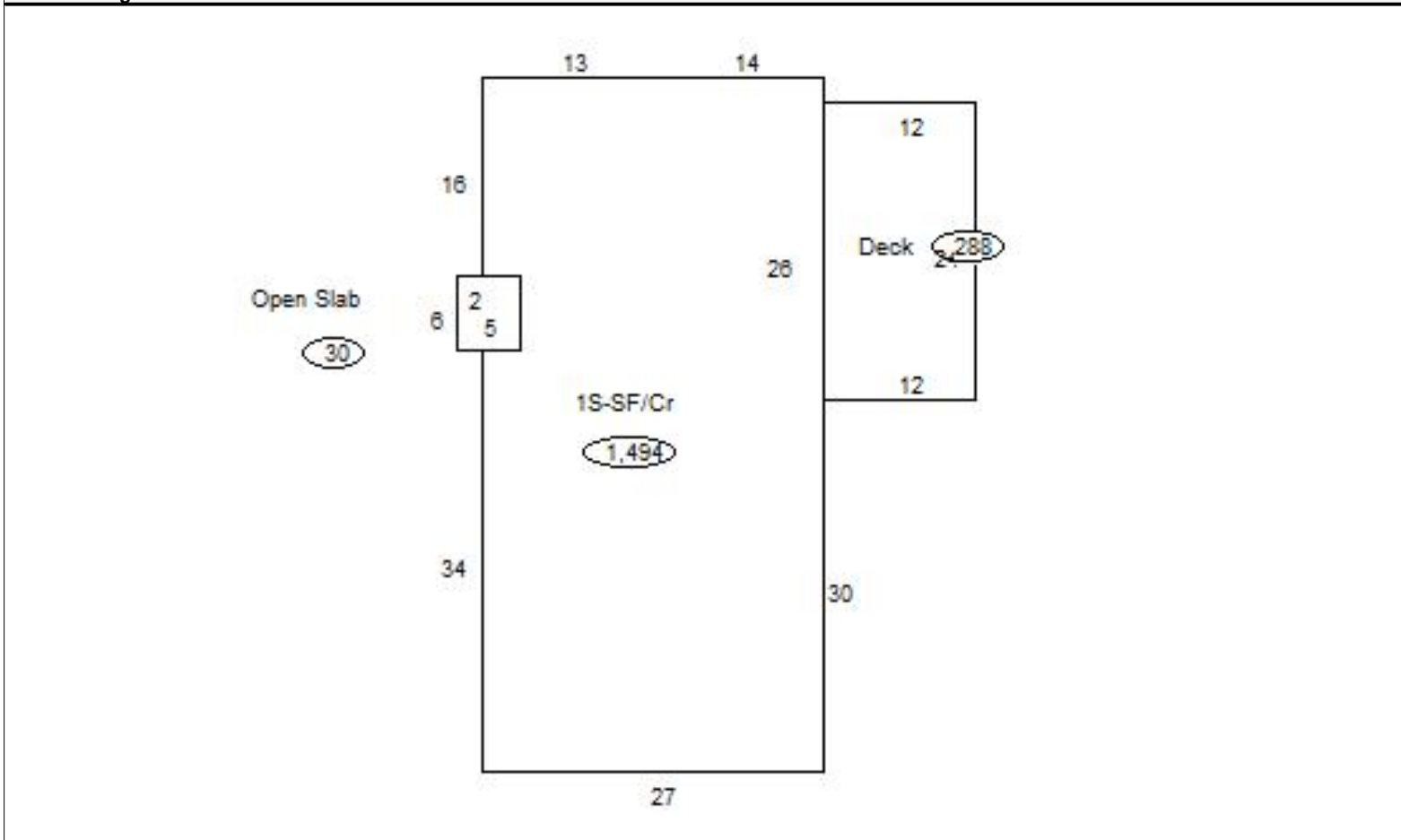
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	30	1.000	30
2	R	1	Crawl	20	1S-SF/Cr	1,494	1.000	1,494
3	M	WODO		20	Deck	288	1.000	288
Total Building Area						1,494		1,494



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPRV	Carport - RV	40x14x10	Concrete	Formed Metal	560		
	Qual	3	Cond	3	Year	2016	Eff Age	10
	Valuation Summary		Modifier Total		RCN	Depr (47% Phys/ 0% Func)	RCNLD	
Base Cost (10.05 x 560)		5,628			5,628	2,645	2,983	
	GRDT	Garage - Detached	20x20x8	Concrete	Formed Metal	400		
	Qual	3	Cond	3	Year	2010	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ 0% Func)	RCNLD	
Base Cost (38.34 x 400)		15,336			15,336	5,674	9,662	
	SHDS	Yard Shed - Wood	16x10x8	Concrete	Composition Roll	160		
	Qual	3	Cond	3	Year	2010	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ 0% Func)	RCNLD	
Base Cost (21.40 x 160)		3,424			3,424	1,780	1,644	
	SHDS	Yard Shed - Metal	10x10x8	Concrete	Formed Metal	100		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD	
Base Cost (24.13 x 100)		2,413			2,413	1,689	724	
	PACN	Paving - Concrete	40x22x0			880		
	Qual	3	Cond	3	Year	1980	Eff Age	46
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.10 x 880)		3,608			3,608	2,886	722	
	QUON	Quonset - Round Top	40x26x10	Concrete	Galvanized Metal	1,040		
	Qual	3	Cond	3	Year	1960	Eff Age	66
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (12.76 x 1,040)		13,270			13,270	10,616	2,654	



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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
LD	LOAMY ALLUVIAL LAND	NP	33			12.562	106	106	1,327	1,327
QA	QUINLAN LOAM	NP	11			28.231	35	35	994	994
QA	QUINLAN LOAM	CR	11			4.456	56	56	249	249
SB	ST.PAUL 1-3%	NP	52			8.447	166	166	1,406	1,406
WB	WOODWARD 3-8%	NP	33			9.383	106	106	991	991
WB	WOODWARD 3-8%	CR	33			15.922	168	168	2,674	2,674
CR Totals						79.000			7,641	7,641
Total Agland						79.000			7,641	7,641