



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	300004005													
Parcel ID	0000-21-29N-22W-3-003-00													
Cadastral ID	0000-29N-22W-21-3-003-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	102 - 4R-BUFFALO													
Name ID	13727													
YAUK, DWIGHT LOUIS														
278 N 193 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	2129N22W33													
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: 36.99877291 -99.62952418														
SEC. 21-29-22 S2SW4 BOOK 695 PAGE 763														
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, DWIGHT LOUIS								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	12,237	12,237	12%	1,468	Assessed	9,892	778.90					
Year Frozen		Improvements	85,945	70,203		8,424	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	98,182	82,440	9,892	Total Taxable	8,892	700.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004005	YAUK, DWIGHT LOUIS	102	98,182	1000	8,605	678.00							
2024	2024-300004005	YAUK, DWIGHT LOUIS	102	101,654	1000	7,927	645.00							
2023	2023-300004005	YAUK, DWIGHT LOUIS	102	91,292	1000	7,667	634.00							
2022	2022-300004005	YAUK, DWIGHT LOUIS	102	73,407	1000	7,414	610.00							
2021	2021-300004005	YAUK, DWIGHT LOUIS	102	73,946	1000	7,170	592.00							
2020	2020-300004005	YAUK, DWIGHT LOUIS	102	73,946	1000	6,932	570.00							
2019	2019-0004005	YAUK, DWIGHT LOUIS	102	74,148		6,700	555.00							
2018	2018-0004005	YAUK, DWIGHT LOUIS	102	74,328		6,477	537.00							
2017	2017-0004005	YAUK, DWIGHT LOUIS	102	70,707		6,258	520.00							
2016	2016-0004005	YAUK, DWIGHT LOUIS	102	70,970		6,047	515.00							
2015	2015-0004005	YAUK, DWIGHT LOUIS	102	69,222		5,842	464.00							
2014	2014-0004005	YAUK, DWIGHT	102	66,044		5,643	452.00							
2013	2013-0004005	YAUK, DWIGHT	102	65,804		5,449	434.00							



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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		

Residential Data	
Type	1 Single Family Residence
Condition	3.4 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,196 / 2,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1935 / 84

HOUSE	5/23/2024
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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	81.26	Total Misc Impr	+ 24,819
Roofing Adj	+ 3.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 246,330
Heat/Cool Adj	+ 12.33	Depreciation (76%)	- 187,211
Plumbing Adj	+ 3.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 59,119
Adj Base Cost	= 100.87	Lot Value	+ 5,000
Total Area	x 2,196	Indicated Value	= 64,119
Adjusted Cost	= 221,511	Value Per SqFt	29.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,119		
Lot Value	5,000		
Indicated Value	64,119	29.20	Per SqFt
Agland Value	7,237		
Site Improvements	26,099		
Total Value	97,455	44.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	5,476.90		5,477
EPSW	Enclosed Porch - Solid Wall	1904	24x6	1960	144	65.02		9,363
WODC	Wood Deck - Covered	1905	25x14	1960	350	28.51		9,979



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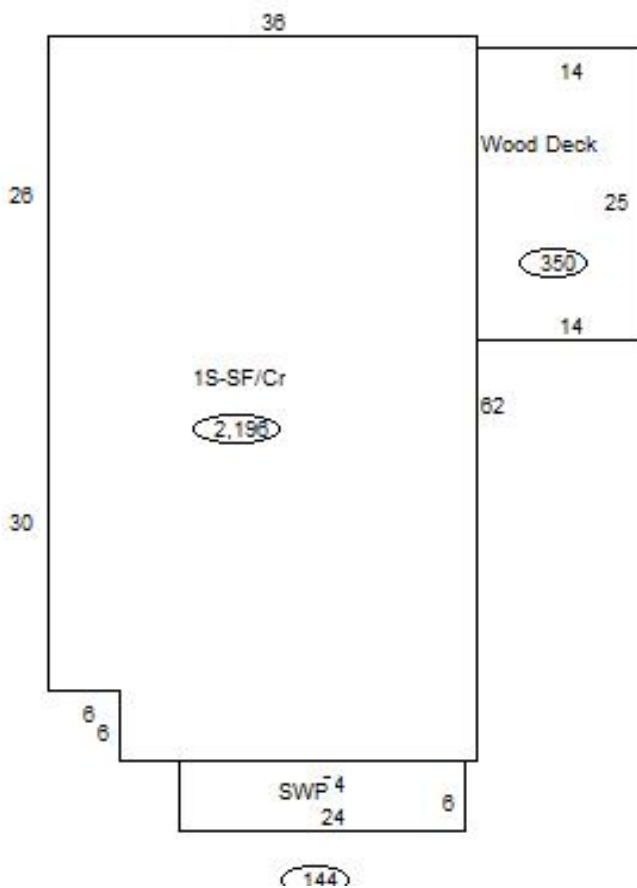
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Sketch Image

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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	2,196	1.000	2,196
2	M	EPSW		20	SWP	144	1.000	144
3	M	WODC		20	Wood Deck	350	1.000	350
Total Building Area						2,196		2,196



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPRV	Carport - RV RED	20x18x14		Formed Metal	360	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD	
	Base Cost (9.74 x 360)		3,506		3,506	421	3,085
	GBST	Grain Bin - Storage	8x8x8			321	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ 0% Func)	RCNLD	
	Base Cost (1.62 x 321)		520		520	270	250
	CPDT	Carport - Detached GREEN ROOF	20x18x8		Formed Metal	360	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ 0% Func)	RCNLD	
	Base Cost (7.94 x 360)		2,858		2,858	1,715	1,143
	CKCP	Chicken Coop	24x16x8		Formed Metal	384	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (5.39 x 384)		2,070		2,070	1,242	828
	CPDT	Carport - Detached RED	20x12x8		Formed Metal	240	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (8.04 x 240)		1,930		1,930	1,158	772
	CPDT	Carport - Detached ANIMAL SHELTER	20x12x8		Formed Metal	240	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ 0% Func)	RCNLD	
	Base Cost (8.04 x 240)		1,930		1,930	1,235	695
	GBST	Grain Bin 1000 BU	20x20x4			1,009	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ 0% Func)	RCNLD	
	Base Cost (1.62 x 1,009)		1,634		1,634	605	1,029



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage	20x20x4			1,009	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,009)	1,634		1,634	997	637
	LOAF	Loafing Shed	24x10x8		Formed Metal	240	
	Qual	3	Cond 3	Year 2001	Eff Age 25		
	Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD	
		Base Cost (6.06 x 240)	1,454		1,454	989	465
	UTIL	Utility Bldg	30x30x8		Formed Metal	900	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ 0% Func)	RCNLD	
		Base Cost (27.14 x 900)	24,426		24,426	13,190	11,236
	SHDS	Yard Shed - Metal	18x16x8		Formed Metal	288	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (18.87 x 288)	5,435		5,435	3,805	1,630
	SHDS	Yard Shed - Metal RED	8x8x8		Galvanized Metal	64	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (28.05 x 64)	1,795		1,795	1,436	359
	SHDS	Yard Shed - Wood	18x12x8		Formed Metal	216	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (20.27 x 216)	4,378		4,378	3,502	876
	SHDS	Shed - Small	36x26x10		Galvanized Metal	936	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (16.53 x 936)	15,472		15,472	12,378	3,094



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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
HB	HOLLISTER CLAY 1-3%	NP	44			.149	141	141	21	21
QA	QUINLAN LOAM	CR	11			8.540	56	56	478	478
QA	QUINLAN LOAM	NP	11			36.256	35	35	1,276	1,276
QC	QUINLAN-WDWARD 5-12%	NP	14			.288	45	45	13	13
SB	ST.PAUL 1-3%	NP	52			9.061	166	166	1,508	1,508
WB	WOODWARD 3-8%	CR	33			21.355	168	168	3,587	3,587
WB	WOODWARD 3-8%	NP	33			3.352	106	106	354	354
NP Totals						79.000			7,237	7,237
Total Agland						79.000			7,237	7,237