



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:00:42
 Page 1

Assessment Data					Primary Image									
Account	300005009													
Parcel ID	1070-00-093-016-0-001-00													
Cadastral ID	1070-093-016-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14478													
YAUK, DONNY R.														
PO BOX 601 BUFFALO OK 73834-0000														
Parcel Location														
Situs	00422 SW SECOND ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0016 / 0093	Parcel Size 4 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.82888739 -99.64097430														
MILLERS ADD. BLOCK 93 LOTS: 16-18-20-22														
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					
					563/162	DREW, TERRY	03/12/2001	25,000	QV					
					505/318	LAKE, GLENN & DELILAH	04/12/1995	16,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	3,525	3,525	12%	423	Assessed	6,054	476.69					
Year Frozen		Improvements	58,958	46,931		5,631	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-79.00					
TIF Project ID	0	Total Value	62,483	50,456		6,054	Total Taxable	5,054	398.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005009	YAUK, DONNY R.	201	62,483	1000	4,878	384.00							
2024	2024-300005009	YAUK, DONNY R.	201	66,417	1000	4,707	383.00							
2023	2023-300005009	YAUK, DONNY R.	201	63,821	1000	4,541	376.00							
2022	2022-300005009	YAUK, DONNY R.	201	36,208	1000	3,345	275.00							
2021	2021-300005009	YAUK, DONNY R.	201	36,208	1000	3,345	276.00							
2020	2020-300005009	YAUK, DONNY R.	201	36,208	1000	3,345	275.00							
2019	2019-0005009	YAUK, DONNY R.	201	36,208		3,345	277.00							
2018	2018-0005009	YAUK, DONNY R.	201	37,110		3,453	286.00							
2017	2017-0005009	YAUK, DONNY R.	201	37,110		3,439	286.00							
2016	2016-0005009	YAUK, DONNY R.	201	38,012		3,310	282.00							
2015	2015-0005009	YAUK, DONNY R.	201	38,147		3,184	253.00							
2014	2014-0005009	YAUK, DONNY R.	201	39,052		3,062	245.00							
2013	2013-0005009	YAUK, DONNY R.	201	52,097		2,944	234.00							



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Date 02/06/2026
 Time 07:00:42
 Page 2

Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	100	x	117.5
Lot Count			
Units Buildable	3525		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	11,750.00	x	.30 = 3,525
Factor Value			
Adjustments			
Lot Value	3,525		



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,161 / 1,161
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,161
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	324 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1965 / 53

1 2/28/2022

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	84.41	Total Misc Impr	+ 1,150
Roofing Adj	+ 3.46	Garage Cost	+ 7,282
Subfloor Adj	+ 0.00	Total RCN	= 125,832
Heat/Cool Adj	+ 8.78	Depreciation (61%)	- 76,757
Plumbing Adj	+ 4.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,075
Adj Base Cost	= 101.12	Lot Value	+ 3,525
Total Area	x 1,161	Indicated Value	= 52,600
Adjusted Cost	= 117,400	Value Per SqFt	45.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,075		
Lot Value	3,525		
Indicated Value	52,600	45.31	Per SqFt
Agland Value			
Site Improvements	8,232		
Total Value	60,832	52.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2560	16x4		64	17.97		1,150



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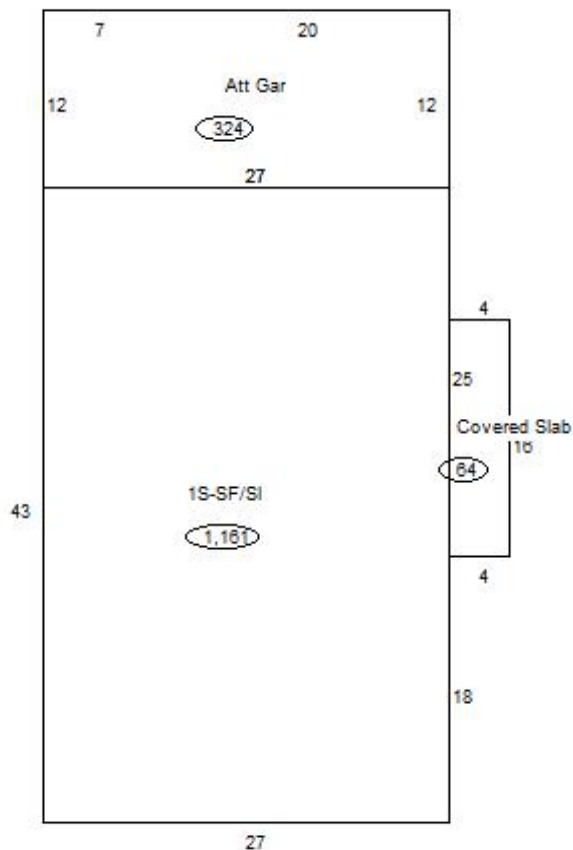
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Date 02/06/2026
Time 07:00:42
Page 3

Sketch Image

300005009



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Att Gar	324	1.000	324
2	M	PRCH		13	Covered Slab	64	1.000	64
3	R	1	Slab	13	1S-SF/SI	1,161	1.000	1,161
Total Building Area						1,161		1,161



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 Time 07:00:42
 Page 4

300005009

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x26x12		Formed Metal	520	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (10.06 x 520)		5,231		5,231	994	4,237
	PACN	Paving - Concrete/Carport Driveway	40x26x0			1,040	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (4.07 x 1,040)		4,233		4,233	635	3,598
	PACN	Paving - Concrete/ Driveway	34x14x0			476	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 476)		1,985		1,985	1,588	397