



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300005241 <b>Parcel ID</b> 1070-00-149-001-0-001-00 <b>Cadastral ID</b> 1070-149-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14609 YAUK MANAGEMENT & LEASING, INC  P O BOX 395 BUFFALO OK 73834-0000  <b>Parcel Location</b> <b>Situs</b> 00105 E TURNER ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0149 <b>Parcel Size</b> 12 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p>1070-00-149-001-0-001-00 02/22/24</p>														
<b>Legal Description</b> Lat/Long: 36.83542577 -99.63057736					<b>Building Permits</b>														
MILLER'S ADD. BLOCK 149 LOTS 1-3-5-7-9-11-13-15-17-18-19-20					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					692/793	COMPTON, DOUG	10/10/2013	12,000	04										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	78.740	<b>Current Tax</b>										
<b>Remove Cap</b>		<b>Land Value</b>	27,600	18,292	12%	2,195	<b>Assessed</b>	4,820	379.53										
<b>Year Frozen</b>		<b>Improvements</b>	44,566	21,875		2,625	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	72,166	40,167		4,820	<b>Total Taxable</b>	4,820	380.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300005241	YAUK MANAGEMENT & LEASING, INC			201	72,166	0	4,591	361.00										
2024	2024-300005241	YAUK MANAGEMENT & LEASING, INC			201	61,837	0	3,772	307.00										
2023	2023-300005241	YAUK MANAGEMENT & LEASING, INC			201	56,501	0	3,593	297.00										
2022	2022-300005241	YAUK MANAGEMENT & LEASING, INC			201	49,779	0	3,421	281.00										
2021	2021-300005241	YAUK MANAGEMENT & LEASING, INC			201	49,950	0	3,258	269.00										
2020	2020-300005241	YAUK MANAGEMENT & LEASING, INC			201	49,803	0	3,103	255.00										
2019	2019-0005241	YAUK MANAGEMENT & LEASING, INC			201	51,448		2,956	245.00										
2018	2018-0005241	YAUK MANAGEMENT & LEASING, INC			201	51,448		2,815	233.00										
2017	2017-0005241	YAUK MANAGEMENT & LEASING, INC			201	50,170		2,681	223.00										
2016	2016-0005241	YAUK MANAGEMENT & LEASING, INC			201	50,170		2,554	217.00										
2015	2015-0005241	YAUK MANAGEMENT & LEASING, INC			201	41,024		2,432	193.00										
2014	2014-0005241	YAUK MANAGEMENT & LEASING, INC			201	19,301		2,316	186.00										
2013	2013-0005241	YAUK MANAGEMENT & LEASING, INC			201	78,380		5,679	452.00										



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 27600</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 34,500.00 x .80 = 27,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 27,600</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,440</p> <p>Total Base Value 148,450</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 148,450</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 29,690</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 29,690</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 11,217</p> <p>Total Improvement Value 40,907</p> <p>Land Value 27,600</p> <p>Cost Approach Value 68,507 47.57/SqFt</p>	<p>Image ID 28513</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description BUILDING</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 11,217</p> <p>Land Value 27,600</p> <p>Total Appraised Value 68,507 47.57/SqFt</p>	



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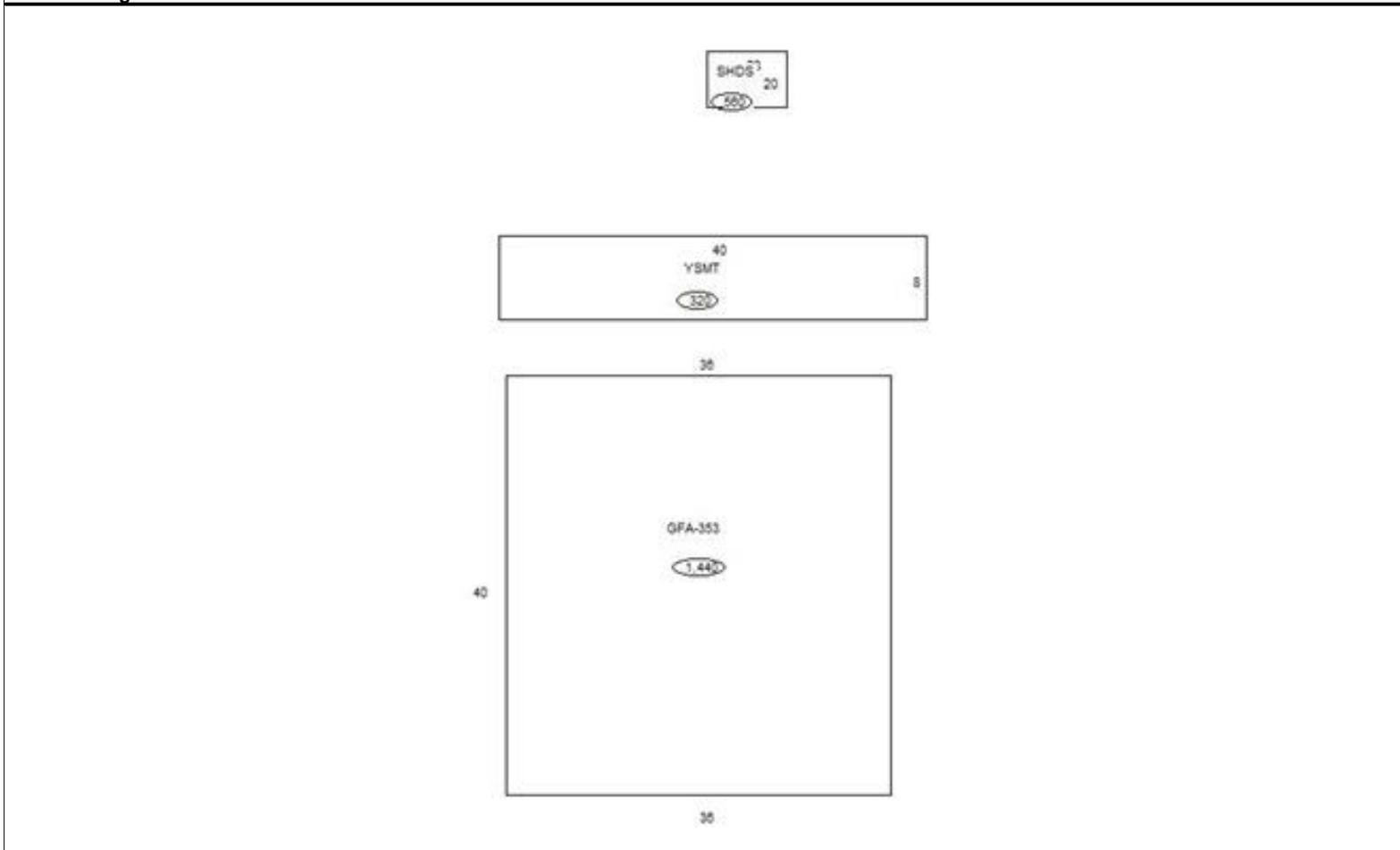
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	1,440	1.000	1,440
2	O	SHDS		13	YSMT	320	1.000	320
3	O	SHDS		50	SHDS	560	1.000	560
<b>Total Building Area</b>						<b>1,440</b>		<b>1,440</b>



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Account 300005241  
Parcel ID 1070-00-149-001-0-001-00  
Cadastral ID 1070-149-001-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name YAUK MANAGEMENT & LEASING, INC

### Building Data

Building ID 74  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,440  
Average Perimeter 152  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 1955  
Effective Age 85  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 49.47  
Wall Cost 53.62  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 103.09  
Total Area 1,440  
Base RCN 148,450  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 148,450  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (118,760)  
Total RCNLD 29,690  
Lump Sums  
Total Building Value 29,690 \$ 20.62 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (19.46 x 320)				6,227	311	5,916
	SHDS	Shed - Small white	28x20x0		Formed Metal	560
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (17.53 x 560)				9,817	4,516	5,301
<b>Total Site Improvement Value</b>						<b>11,217</b>