




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	300005406																												
Parcel ID	1070-00-190-002-0-001-00																												
Cadastral ID	1070-190-002-00-0-001-00																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area	2																										
Tax Area	201 - 4T-BUFFALO-C																												
Name ID	21738																												
YAUK, RAY																													
P O BOX 395 BUFFALO OK 73834-0000																													
Parcel Location																													
Situs	00321 NE FIRST ST																												
Subdivision	MILLER'S ADDN																												
Lot/Block	0002 / 0190	Parcel Size	2 - Lots																										
Sec/Twn/Rng	/ / /																												
Neighborhood	100100 - BUFFALO ORIG/MILLERS																												
School District	4-BUFFAL - 4-BUFFALO																												
12/12/23 HOUSE IS REMOVED 11/15/2023																													
Legal Description Lat/Long: 36.83867985 -99.62808629																													
MILLER'S ADD. BLOCK 190 EAST 90' OF LOTS 2-4-6 BOOK 772 PAGE 660																													
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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																									
Exemptions																													
Code	Type	Active	Maximum	Exemption																									
Sale History																													
Bk/Pg	Grantor	Date	Price	Code																									
772/660	RUSSELL, COLETON & TYRA YAUK	09/21/2022	0	04																									
715/374	YAUK, JASON & BRANDIE YAU	01/15/2016	46,000	04																									
594/304	YAUK, EDMOND RAY, ETUX	06/28/2004	20,000	FT																									
505/174	MYATT, STEVEN D. & TONYA	01/27/1995	23,000	QV																									
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																					
Remove Cap	Land Value	2,025	2,025	12%	243	Assessed	268	21.10																					
Year Frozen	Improvements	4,929	207		25	Penalty	0																						
Uncapped Value	0	Mobile Home	0		0	Exemption	0	0.00																					
TIF Project ID	0	Total Value	6,954	2,232	268	Total Taxable	268	21.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300005406	YAUK, RAY	201	6,954	0	255	20.00																						
2024	2024-300005406	YAUK, RAY	201	2,025	0	243	20.00																						
2023	2023-300005406	YAUK, RAY	201	23,996	0	1,390	115.00																						
2022	2022-300005406	RUSSELL, COLETON & TYRA YAUK	201	11,032	0	1,324	109.00																						
2021	2021-300005406	RUSSELL, COLETON & TYRA YAUK	201	11,079	0	1,329	110.00																						
2020	2020-300005406	RUSSELL, COLETON & TYRA YAUK	201	44,328	0	4,104	338.00																						
2019	2019-0005406	RUSSELL, COLETON & TYRA YAUK	201	45,157		3,909	324.00																						
2018	2018-0005406	RUSSELL, COLETON & TYRA YAUK	201	46,815		3,723	309.00																						
2017	2017-0005406	RUSSELL, COLETON & TYRA YAUK	201	46,000		3,545	295.00																						
2016	2016-0005406	RUSSELL, COLETON & TYRA YAUK	201	28,635		3,376	287.00																						
2015	2015-0005406	YAUK, JASON AND	201	28,737		3,216	255.00																						
2014	2014-0005406	YAUK, JASON AND	201	28,737		3,063	245.00																						
2013	2013-0005406	YAUK, JASON AND	201	32,062		2,917	232.00																						



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	2025		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	6,750.00 x .30 = 2,025		
Factor Value			
Adjustments			
Lot Value	2,025		



12/12/23 HOUSE IS REMOVED

11/15/2023

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	2,025		
Indicated Value	2,025	0.00	Per SqFt
Agland Value			
Site Improvements	4,846		
Total Value	6,871	0.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 2,025
Total Area	x	Indicated Value	= 2,025
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	32x18x8		Formed Metal	576
	Qual 3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
		Base Cost (27.14 x 576)	15,633	15,633	10,787	4,846