



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:06:24
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Assessment Data					Primary Image									
Account	300005407				<p>1070-00-190-002-0-002-00 02/22/24</p>									
Parcel ID	1070-00-190-002-0-002-00													
Cadastral ID	1070-190-002-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area		2										
Tax Area	201 - 4T-BUFFALO-C													
Name ID	13731													
YAUK, EDMOND RAY														
256 N 193 RD BUFFALO OK 73834-0000														
Parcel Location														
Situs	00314 E ADAMS ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0002 / 0190	Parcel Size		1 - Lots										
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG\MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83884885 -99.63071213														
MILLERS ADD. BLOCK 190 W 45' OF LOTS 2-4-6														
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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	2,700	2,700	12%	324	Assessed	478	37.64					
Year Frozen		Improvements	1,743	1,281		154	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	4,443	3,981		478	Total Taxable	478	38.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005407	YAUK, EDMOND RAY			201	4,443	0	455	36.00					
2024	2024-300005407	YAUK, EDMOND RAY			201	3,841	0	433	35.00					
2023	2023-300005407	YAUK, EDMOND RAY			201	3,440	0	413	34.00					
2022	2022-300005407	YAUK, EDMOND RAY			201	3,401	0	408	34.00					
2021	2021-300005407	YAUK, EDMOND RAY			201	4,392	0	527	44.00					
2020	2020-300005407	YAUK, EDMOND RAY			201	4,428	0	531	44.00					
2019	2019-0005407	YAUK, EDMOND RAY			201	4,428		531	44.00					
2018	2018-0005407	YAUK, EDMOND RAY			201	4,428		531	44.00					
2017	2017-0005407	YAUK, EDMOND RAY			201	4,428		508	42.00					
2016	2016-0005407	YAUK, EDMOND RAY			201	4,428		484	41.00					
2015	2015-0005407	YAUK, EDMOND RAY			201	4,428		461	37.00					
2014	2014-0005407	YAUK, EDMOND RAY			201	4,428		439	35.00					
2013	2013-0005407	YAUK, EDMOND RAY			201	5,814		418	33.00					

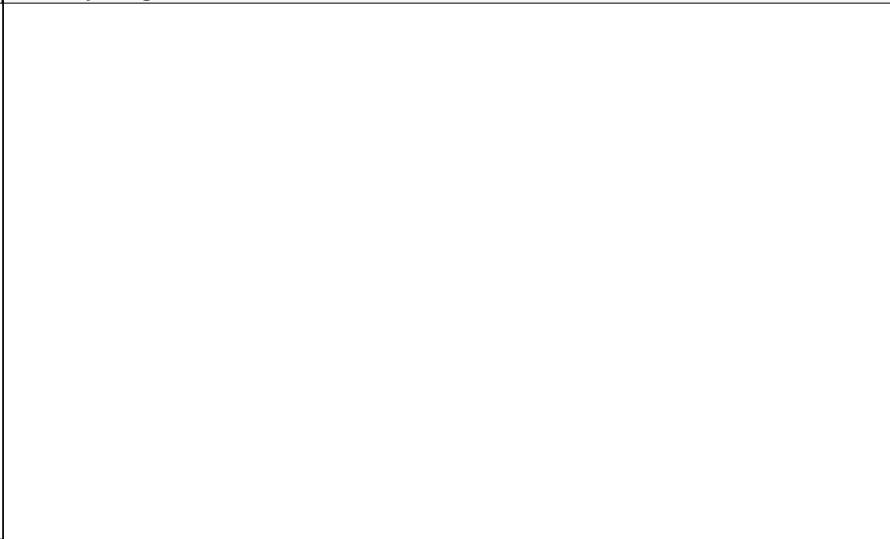


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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 2700</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 3,375.00 x .80 = 2,700</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,700</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,730</p> <p>Total Improvement Value 1,730</p> <p>Land Value 2,700</p> <p>Cost Approach Value 4,430</p>	<p>Image Information</p> <p>Image ID 28774</p> <p>Image Date 3/4/2024</p> <p>Name 001.JPG</p> <p>Description SHIPPING CONTAINER</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 1,730</p> <p>Land Value 2,700</p> <p>Total Appraised Value 4,430</p>



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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	O	SHDS		50	SHIP	160	1.000	160

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	SHIPPING CONTAINER	20x8x8			160
	Qual 3	Cond 3	Year 2010	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (22.53 x 160)		3,605	1,875	1,730
Total Site Improvement Value						1,730