



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	300005480																							
Parcel ID	1070-00-209-014-0-001-00																							
Cadastral ID	1070-209-014-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UC	VI Area		2																				
Tax Area	201 - 4T-BUFFALO-C																							
Name ID	14760																							
YAUK, DWIGHT																								
278 N 193 RD BUFFALO OK 73834-0000																								
Parcel Location																								
Situs	00405 E ADAMS ST																							
Subdivision	MILLER'S ADDN																							
Lot/Block	0014 / 0209	Parcel Size	10 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	100100 - BUFFALO ORIG/MILLERS																							
School District	4-BUFFAL - 4-BUFFALO																							
Legal Description Lat/Long: 36.83464847 -99.62849296																								
MILLERS ADD. BLOCK 209 LOTS 14,16 THRU 24																								
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																								
Code	Type	Active	Maximum	Exemption																				
<table border="1"> <thead> <tr> <th colspan="5">Sale History</th> </tr> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td>735/833</td><td>YAUK MANAGEMENT AND LEASI</td><td>03/08/2018</td><td>170,000</td><td>04</td></tr> <tr> <td>501/30</td><td>BRASS, WILLIAM M. TRUSTEE</td><td>10/13/1994</td><td>48,000</td><td>QV</td></tr> </tbody> </table>					Sale History					Bk/Pg	Grantor	Date	Price	Code	735/833	YAUK MANAGEMENT AND LEASI	03/08/2018	170,000	04	501/30	BRASS, WILLIAM M. TRUSTEE	10/13/1994	48,000	QV
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
735/833	YAUK MANAGEMENT AND LEASI	03/08/2018	170,000	04																				
501/30	BRASS, WILLIAM M. TRUSTEE	10/13/1994	48,000	QV																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																
Remove Cap		Land Value	24,200	24,200	12%	2,904	Assessed	28,933 2,278.18																
Year Frozen		Improvements	276,487	216,909		26,029	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																
TIF Project ID	0	Total Value	300,687	241,109		28,933	Total Taxable	28,933 2,278.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005480	YAUK, DWIGHT	201	300,687	0	27,555	2,170.00																	
2024	2024-300005480	YAUK, DWIGHT	201	294,693	0	26,243	2,137.00																	
2023	2023-300005480	YAUK, DWIGHT	201	269,203	0	24,994	2,068.00																	
2022	2022-300005480	YAUK, DWIGHT	201	253,856	0	23,803	1,958.00																	
2021	2021-300005480	YAUK, DWIGHT	201	252,890	0	22,670	1,872.00																	
2020	2020-300005480	YAUK, DWIGHT	201	246,110	0	21,420	1,763.00																	
2019	2019-0005480	YAUK, DWIGHT	201	170,000		20,400	1,691.00																	
2018	2018-0005480	YAUK, DWIGHT	201	257,515		18,610	1,543.00																	
2017	2017-0005480	YAUK MANAGEMENT AND LEASING	201	151,242		17,724	1,474.00																	
2016	2016-0005480	YAUK MANAGEMENT AND LEASING	201	151,242		16,880	1,436.00																	
2015	2015-0005480	YAUK MANAGEMENT AND LEASING	201	144,483		16,076	1,276.00																	
2014	2014-0005480	YAUK MANAGEMENT AND LEASING	201	140,758		15,310	1,227.00																	
2013	2013-0005480	YAUK MANAGEMENT AND LEASING	201	191,693		14,581	1,161.00																	



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 24200</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 30,250.00 x .80 = 24,200</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 24,200</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 9,096</p> <p>Total Base Value 951,701</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 951,701</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 251,094</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 251,094</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 14,007</p> <p>Total Improvement Value 265,101</p> <p>Land Value 24,200</p> <p>Cost Approach Value 289,301 31.81/SqFt</p>	<p>Image ID 28797</p> <p>Image Date 3/4/2024</p> <p>Name 007.JPG</p> <p>Description REPAIR SHOP</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 14,007</p> <p>Land Value 24,200</p> <p>Total Appraised Value 289,301 31.81/SqFt</p>	



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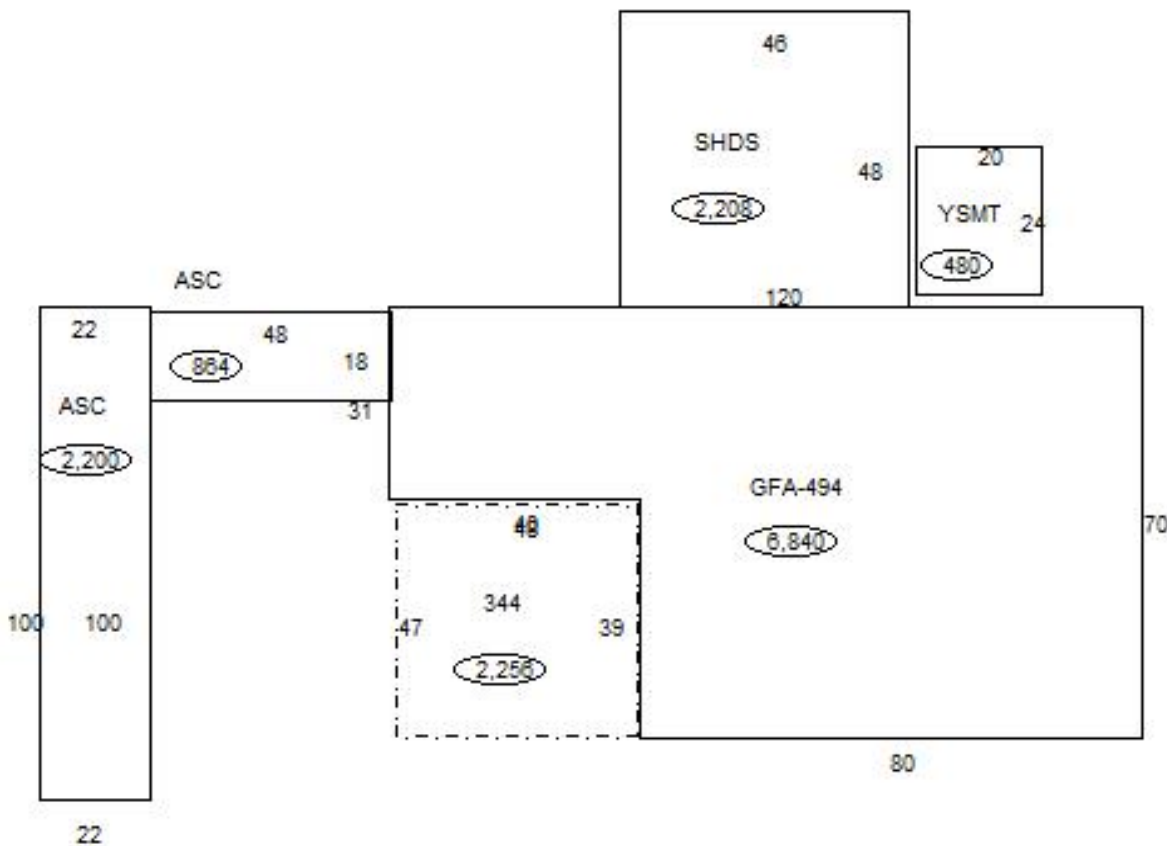
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		40	GFA-494	6,840	1.000	6,840
2	O	SHDS		40	YSMT	480	1.000	480
3	O	SHDS		40	SHDS	2,208	1.000	2,208
4	O	ASC		50	ASC	864	1.000	864
5	O	ASC		50	ASC	2,200	1.000	2,200
6	C	344		50	344	2,256	1.000	2,256
Total Building Area						9,096		9,096



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Account 300005480
Parcel ID 1070-00-209-014-0-001-00
Cadastral ID 1070-209-014-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name YAUK, DWIGHT

Building Data

Building ID 334
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,256
Average Perimeter 190
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1960
Effective Age 53
Construction Class 8 - Structural Steel Frame/Fire Resistant
Quality 4 - Good
Condition 4 - Good
Exterior Wall 88 - Invalid ExteriorWall Code
Heating/Cooling 10 - Complete HVAC
Roof Type Gable
Roof Cover Metal

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 126.88
Wall Cost 0.00
HVAC Cost 31.53
Basement Cost 0.00
Total Base Cost 158.41
Total Area 2,256
Base RCN 357,373
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 357,373
Physical Depreciation 63%
Functional Depreciation
Total Depreciation 63% (225,145)
Total RCNLD 132,228
Lump Sums
Total Building Value 132,228 \$ 58.61 Per SqFt



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Account 300005480
Parcel ID 1070-00-209-014-0-001-00
Cadastral ID 1070-209-014-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name YAUK, DWIGHT

Building Data

Building ID 113
Building Sequence 2
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,840
Average Perimeter 380
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1975
Effective Age 61
Construction Class 8 - Structural Steel Frame/Fire Resistant
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 88 - Invalid ExteriorWall Code
Heating/Cooling 11 - Radiant Space Heaters
Roof Type Gable
Roof Cover Metal

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 78.86
Wall Cost 0.00
HVAC Cost 8.03
Basement Cost 0.00
Total Base Cost 86.89
Total Area 6,840
Base RCN 594,328
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 594,328
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (475,462)
Total RCNLD 118,866
Lump Sums
Total Building Value 118,866 \$ 17.38 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal RED NORTH	24x18x8		Formed Metal	480
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (18.56 x 480)				8,909	5,256	3,653
	SHDS	Shed - Small North Garage	46x48x14		Galvanized Metal	2,208
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (17.77 x 2,208)				39,236	31,389	7,847
	ASC	Awing/Shelter/Carport	48x18x8		Galvanized Metal	864
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.09 x 864)				3,534	2,827	707
	ASC	Awing/Shelter/Carport	100x22x8		Galvanized Metal	2,200
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.09 x 2,200)				8,998	7,198	1,800
Total Site Improvement Value						14,007