



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:00
 Page 1

Assessment Data					Primary Image																																																																																																																			
Account 300005755 Parcel ID 1199-01-27N-23W-4-000-00 Cadastral ID 1199-27N-23W-01-4-000-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 14936 YAUK, PAUL & SARAH YAUK 925 N HOY ST BUFFALO OK 73834-8868 Parcel Location Situs 00925 N HOY ST Subdivision OUTLYING AREA--BUFFALO Lot/Block / Parcel Size 1 - Lots Sec/Twn/Rng 1 / 27 / 23 / 4 Neighborhood 119900 - OUTLYING AREA BUFF School District 4-BUFFAL - 4-BUFFALO					<p>1199-01-27N-23W-4-000-00 04/03/24</p>																																																																																																																			
HOUSE 4/4/2024																																																																																																																								
Legal Description Lat/Long: 36.72531107 -99.89164766					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																																																																																																										
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	11762	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	39,205.00 x .30 = 11,762	
Factor Value		
Adjustments		
Lot Value	11,762	

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,207 / 3,207
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 66

HOUSE	4/4/2024
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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	82.97	Total Misc Impr	+ 17,320
Roofing Adj	+ 3.79	Garage Cost	+ 14,827
Subfloor Adj	+ 0.00	Total RCN	= 361,602
Heat/Cool Adj	+ 11.55	Depreciation (67%)	- 242,273
Plumbing Adj	+ 4.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 119,329
Adj Base Cost	= 102.73	Lot Value	+ 11,762
Total Area	x 3,207	Indicated Value	= 131,091
Adjusted Cost	= 329,455	Value Per SqFt	40.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,329		
Lot Value	11,762		
Indicated Value	131,091	40.88	Per SqFt
Agland Value			
Site Improvements	6,079		
Total Value	137,170	42.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1948	1	5,130.11		5,130
PRCH	Slab Porch - Covered	4379	24x8	1948	192	23.49		4,510
WODO	Wood Deck - Open	10045	25x20	1990	500	15.36		7,680



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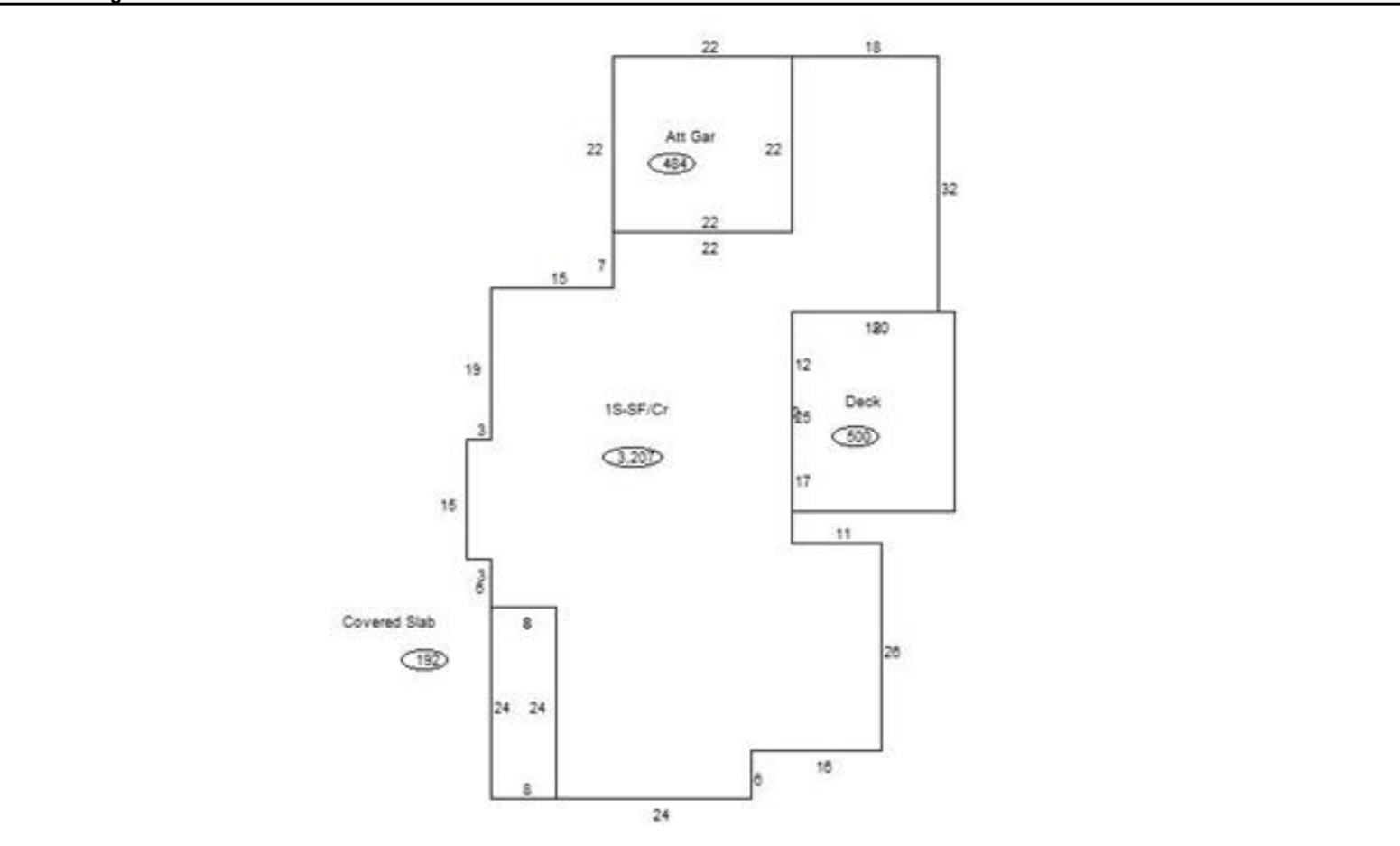
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Sketch Image

300005755



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	484	1.000	484
2	M	PRCH		20	Covered Slab	192	1.000	192
3	R	1	Crawl	20	1S-SF/Cr	3,207	1.000	3,207
4	M	WODO		20	Deck	500	1.000	500
Total Building Area						3,207		3,207



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal 2025	14x10x8		Formed Metal	140
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (22.23 x 140)		3,112	3,112	311	2,801
	PAVA	Paving - Asphalt Driveway	135x15x0			2,025
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (2.84 x 2,025)		5,751	5,751	4,601	1,150
	SHDS	Yard Shed - Metal	16x10x8		Formed Metal	160
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (21.68 x 160)		3,469	3,469	2,428	1,041
	SHDS	Shed - Small	24x12x8		Formed Metal	288
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.87 x 288)		5,435	5,435	4,348	1,087