



# 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	300000661																							
Parcel ID	0000-03-25N-25W-2-002-00																							
Cadastral ID	0000-25N-25W-03-2-002-00																							
Property Type	REAL - Real Property																							
Property Class	RC	VI Area	4																					
Tax Area	101 - 1R-LAVERNE																							
Name ID	25485																							
CROELL INC.																								
PO BOX 430 NEW HAMPTON IA 50659-																								
Parcel Location																								
Situs	US HWY 283																							
Subdivision																								
Lot/Block	/	Parcel Size	6.06 - Acres																					
Sec/Twn/Rng	3 / 25 / 25 / 2																							
Neighborhood	1000 - COUNTY																							
School District	1-LAVERN - 1-LAVERNE																							
Legal Description Lat/Long: 36.69896212 -99.90004506																								
SEC.3-25-25 TRACT IN NW4 BOOK 779 PAGE 839 WD																								
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>779/839</td> <td>BO-MAX INDUSTRIES, INC</td> <td>01/31/2024</td> <td>25,000</td> <td>21</td> </tr> <tr> <td>/</td> <td>BO-MAX INDUSTRIES, INC (THE)</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Sale History					Bk/Pg	Grantor	Date	Price	Code	779/839	BO-MAX INDUSTRIES, INC	01/31/2024	25,000	21	/	BO-MAX INDUSTRIES, INC (THE)			
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
779/839	BO-MAX INDUSTRIES, INC	01/31/2024	25,000	21																				
/	BO-MAX INDUSTRIES, INC (THE)																							
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																
Remove Cap	2025	Land Value	9,390	9,390	12%	Assessed	3,000	201.57																
Year Frozen		Improvements	15,610	15,610		Penalty	0																	
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00																
TIF Project ID	0	Total Value	25,000	25,000	3,000	Total Taxable	3,000	202.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300000661	CROELL INC.	101	25,000	0	3,000	202.00																	
2024	2024-300000661	CROELL INC.	101	83,852	0	7,492	498.00																	
2023	2023-300000661	BO-MAX INDUSTRIES, INC (THE)	101	73,463	0	7,135	479.00																	
2022	2022-300000661	BO-MAX INDUSTRIES, INC (THE)	101	56,630	0	6,796	460.00																	
2021	2021-300000661	BO-MAX INDUSTRIES, INC (THE)	101	60,014	0	6,748	466.00																	
2020	2020-300000661	BO-MAX INDUSTRIES, INC (THE)	101	60,014	0	6,427	435.00																	
2019	2019-0000661	BO-MAX INDUSTRIES, INC (THE)	101	60,014		6,121	365.00																	
2018	2018-0000661	BO-MAX INDUSTRIES, INC (THE)	101	60,893		5,830	348.00																	
2017	2017-0000661	BO-MAX INDUSTRIES, INC (THE)	101	59,446		5,552	331.00																	
2016	2016-0000661	BO-MAX INDUSTRIES, INC (THE)	101	59,446		5,288	316.00																	
2015	2015-0000661	BO-MAX INDUSTRIES, INC (THE)	101	58,666		5,036	301.00																	
2014	2014-0000661	BO-MAX INDUSTRIES, INC (THE)	101	57,390		4,795	286.00																	
2013	2013-0000661	BO-MAX INDUSTRIES, INC (THE)	101	63,450		4,567	273.00																	



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,241 / 1,241
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 95

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	79.70	Total Misc Impr	+ 8,259
Roofing Adj	+ 3.77	Garage Cost	+
Subfloor Adj	+ 0.99	Total RCN	= 130,981
Heat/Cool Adj	+ 9.78	Depreciation ( 80%)	- 104,785
Plumbing Adj	+ 4.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,196
Adj Base Cost	= 98.89	Lot Value	+
Total Area	x 1,241	Indicated Value	= 26,196
Adjusted Cost	= 122,722	Value Per SqFt	21.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,196		
Lot Value			
Indicated Value	26,196	21.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	26,196	21.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	8430	8x4		32	9.25		296
PATC	Patio - Covered	8431	278		278	13.03		3,622
FPR1	Fireplace - Residential 1 Story			1	1	4,340.86		4,341



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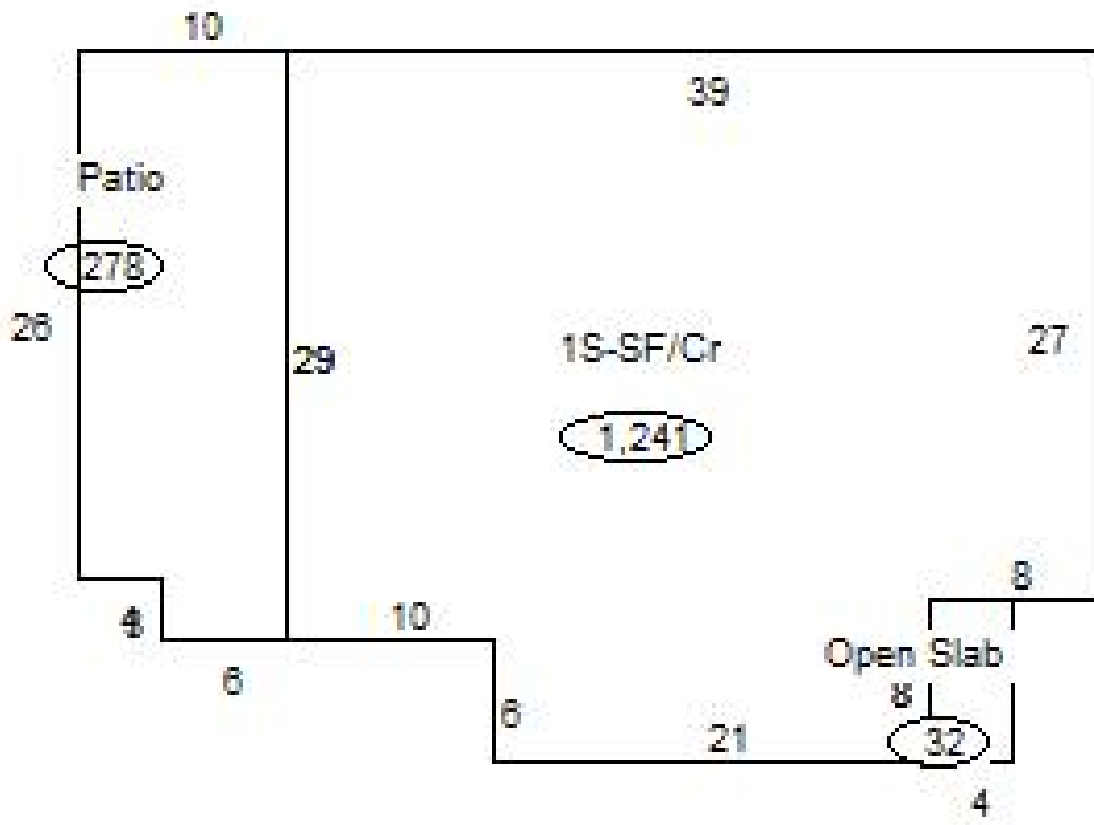
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,241	1.000	1,241
2	M	PATO		20	Open Slab	32	1.000	32
3	M	PATC		20	Patio	278	1.000	278
<b>Total Building Area</b>						1,241		1,241



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 6.06</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 6.06 x 5,000.00 = 30,300</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 30,300</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 3,040</p> <p>Total Base Value 99,134</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 99,134</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 19,827</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 19,827</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 2,566</p> <p>Total Improvement Value 22,393</p> <p>Land Value 30,300</p> <p>Cost Approach Value 52,693 17.33/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 19162</p> <p>Image Date 5/19/2022</p> <p>Name 661_6.JPG</p> <p>Description 6</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 28,762</p> <p>Land Value 30,300</p> <p>Total Appraised Value 52,693 17.33/SqFt</p>



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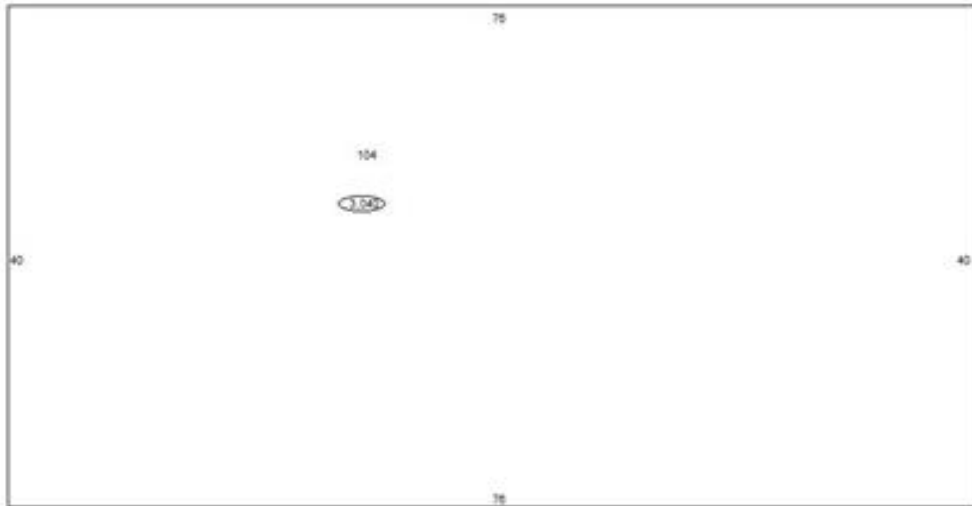
Date 02/06/2026

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Sketch Image

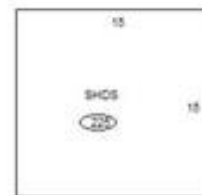
300000661



BNV

0

3



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	104		10	104	3,040	1.000	3,040
2	O	SHDS		10	SHDS	225	1.000	225
3	O	BNV		50	BNV		0.000	
<b>Total Building Area</b>						3,040		3,040



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Account 300000661  
Parcel ID 0000-03-25N-25W-2-002-00  
Cadastral ID 0000-25N-25W-03-2-002-00

Tax Area Code 101  
Property Class RC  
Owners Name CROELL INC.

### Building Data

Building ID 366  
Building Sequence 1  
Occupancy 1 104 Commodity Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,040  
Average Perimeter 232  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1940  
Effective Age 86  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
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 4  
Zone Description VI AREA 4  
Base Cost 17.90  
Wall Cost 2.44  
HVAC Cost 12.27  
Basement Cost 0.00  
Total Base Cost 32.61  
Total Area 3,040  
Base RCN 99,134  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 99,134  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (79,307)  
Total RCNLD 19,827  
Lump Sums  
Total Building Value 19,827 \$ 6.52 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small WASHOUT	15x15x10		Composition Shingle	225
	Qual 3	Cond 3	Year 2000	Eff Age 26		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.77 x 225)				4,448	3,114	1,334
PACN	Paving - Concrete		0x0x0			1,540
Qual 3	Cond 3	Year 1995	Eff Age 31			
		0				
		0				
		0				
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.00 x 1,540)				6,160	4,928	1,232
BNV	*NOTE: Metal Bldg Primary Business Bldg		0x0x0			
Qual 0	Cond	Year 0	Eff Age			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (0.00 x )						
<b>Total Site Improvement Value</b>						<b>2,566</b>