



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300001806 <b>Parcel ID</b> 0000-28-26N-25W-1-005-00 <b>Cadastral ID</b> 0000-26N-25W-28-1-005-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13134 C & W DEVELOPEMENT CORPORATION % C. CRONK & J. WALDROP  P O BOX 830 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00600 SE SEVENTH <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.8 - Acres <b>Sec/Twn/Rng</b> 28 / 26 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>0000-28-26N-25W-1-012-00</p> <p>f:\pictures\0000-28-26N-25W-1-012-00-001-000-001.jpg 9/14/2018</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.97182618 -99.81088923 SEC.28-26-25 TRACT IN NE4 DBA CHARLES F. CRONK & JAMES F. WALDROP																																																																																																																									
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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 1.8</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 1.80 x 5,000.00 = 9,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 9,000</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 14,800</p> <p>Total Base Value 810,112</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 810,112</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 274,292</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 274,292</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 15,255</p> <p>Total Improvement Value 289,547</p> <p>Land Value 9,000</p> <p>Cost Approach Value 298,547 20.17/SqFt</p>	<p>Image ID 1042</p> <p>Image Date 9/14/2018</p> <p>Name 0000-28-26N-25W-1-005-00-001-000-001.jpg</p> <p>Description f:\pictures\0000-28-26N-25W-1-005-00-001-000-001.jpg</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 15,255</p> <p>Land Value 9,000</p> <p>Total Appraised Value 298,547 20.17/SqFt</p>



Harper

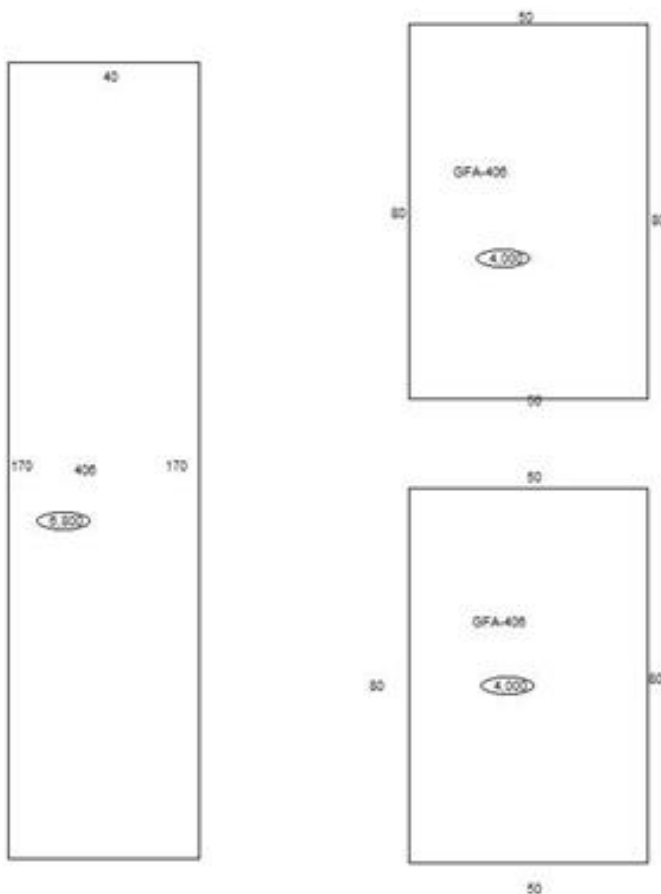
Assessment Property Record Card for Tax Year 2026

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Sketch Image

300001806



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		30	GFA-406	4,000	1.000	4,000
2	C	406		30	GFA-406	4,000	1.000	4,000
3	C	406		30	406	6,800	1.000	6,800
<b>Total Building Area</b>						<b>14,800</b>		<b>14,800</b>



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Account 300001806  
Parcel ID 0000-28-26N-25W-1-005-00  
Cadastral ID 0000-26N-25W-28-1-005-00

Tax Area Code 101  
Property Class RC  
Owners Name C & W DEVELOPEMENT CORPORATION

### Building Data

Building ID 392  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,800  
Average Perimeter 420  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1988  
Effective Age 38  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 116 - Single Metal on Steel Frame  
Heating/Cooling  
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 43.28  
Wall Cost 18.36  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 61.64  
Total Area 6,800  
Base RCN 419,152  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 419,152  
Physical Depreciation 77%  
Functional Depreciation  
Total Depreciation 77% (322,747)  
Total RCNLD 96,405  
Lump Sums  
Total Building Value 96,405 \$ 14.18 Per SqFt



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Account 300001806  
Parcel ID 0000-28-26N-25W-1-005-00  
Cadastral ID 0000-26N-25W-28-1-005-00

Tax Area Code 101  
Property Class RC  
Owners Name C & W DEVELOPEMENT CORPORATION

### Building Data

Building ID 8  
Building Sequence 2  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,000  
Average Perimeter 260  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2003  
Effective Age 28  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame  
Heating/Cooling 15 - No 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 4  
Zone Description VI AREA 4  
Base Cost 36.30  
Wall Cost 12.57  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 48.87  
Total Area 4,000  
Base RCN 195,480  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 195,480  
Physical Depreciation 64%  
Functional Depreciation  
Total Depreciation 64% (125,107)  
Total RCNLD 70,373  
Lump Sums  
Total Building Value 70,373 \$ 17.59 Per SqFt



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Cadastral ID 0000-26N-25W-28-1-005-00

Tax Area Code 101  
Property Class RC  
Owners Name C & W DEVELOPEMENT CORPORATION

### Building Data

Building ID 9  
Building Sequence 3  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,000  
Average Perimeter 260  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2008  
Effective Age 22  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame  
Heating/Cooling 15 - No 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 4  
Zone Description VI AREA 4  
Base Cost 36.30  
Wall Cost 12.57  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 48.87  
Total Area 4,000  
Base RCN 195,480  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 195,480  
Physical Depreciation 45%  
Functional Depreciation  
Total Depreciation 45% (87,966)  
Total RCNLD 107,514  
Lump Sums  
Total Building Value 107,514 \$ 26.88 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	0x0x0			11,223
	Qual 6	Cond 5	Year 2003	Eff Age 14		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.91 x 11,223)		66,328	51,073	15,255
		<b>Total Site Improvement Value</b>		<b>15,255</b>