




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	300005936				 <p>2001-00-040-001-0-001-00 01/30/24</p>									
Parcel ID	2001-00-040-001-0-001-00													
Cadastral ID	2001-040-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15022													
CRONK, CHARLES F. & CAROL L. CRONK														
PO BOX 830 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00202 S BROADWAY													
Subdivision	LAVERNE ORIG.													
Lot/Block	0001 / 0040	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.97593729 -99.50666975														
LAVERNE ORIG. BLOCK 40 LOTS N2 OF 1-2-3-4-5-6-7 NORTH SPLIT 1/2022														
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														
<table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
Code	Type	Active	Maximum	Exemption										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,900	4,900	12%	588	Assessed	3,051 205.00						
Year Frozen		Improvements	21,386	20,524		2,463	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	26,286	25,424		3,051	Total Taxable	3,051 205.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005936	CRONK, CHARLES F. &	202	26,286	0	2,906	195.00							
2024	2024-300005936	CRONK, CHARLES F. &	202	27,608	0	2,768	184.00							
2023	2023-300005936	CRONK, CHARLES F. &	202	24,273	0	2,636	177.00							
2022	2022-300005936	CRONK, CHARLES F. &	202	20,918	0	2,510	170.00							
2021	2021-300005936	CRONK, CHARLES F. &	202	75,296	0	8,948	618.00							
2020	2020-300005936	CRONK, CHARLES F. &	202	24,024	0	2,883	195.00							
2019	2019-0005936	CRONK, CHARLES F. &	202	24,024		2,766	165.00							
2018	2018-0005936	CRONK, CHARLES F. &	202	26,206		2,635	157.00							
2017	2017-0005936	CRONK, CHARLES F. &	202	25,402		2,509	150.00							
2016	2016-0005936	CRONK, CHARLES F. &	202	25,402		2,390	143.00							
2015	2015-0005936	CRONK, CHARLES F. &	202	25,151		2,276	136.00							
2014	2014-0005936	CRONK, CHARLES F. &	202	26,480		2,168	129.00							
2013	2013-0005936	CRONK, CHARLES F. &	202	32,149		2,065	123.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	175 x 70	
Lot Count	0	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	12,250.00 x .40 = 4,900	
Factor Value		
Adjustments	0.0000	
Lot Value	4,900	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	816 / 816
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	200 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 86

HOUSE	2/1/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	101.02	Total Misc Impr	+ 7,006
Roofing Adj	+ 4.71	Garage Cost	+ 1,676
Subfloor Adj	+ 0.00	Total RCN	= 102,742
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 82,194
Plumbing Adj	+ 7.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,548
Adj Base Cost	= 115.27	Lot Value	+ 4,900
Total Area	x 816	Indicated Value	= 25,448
Adjusted Cost	= 94,060	Value Per SqFt	31.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	20,548		
Lot Value	4,900		
Indicated Value	25,448	31.19	Per SqFt
Agland Value			
Site Improvements	958		
Total Value	26,406	32.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4966	14x7		98	22.68		2,223
FPR1	Fireplace - Residential 1 Story		1		1	4,783.32		4,783



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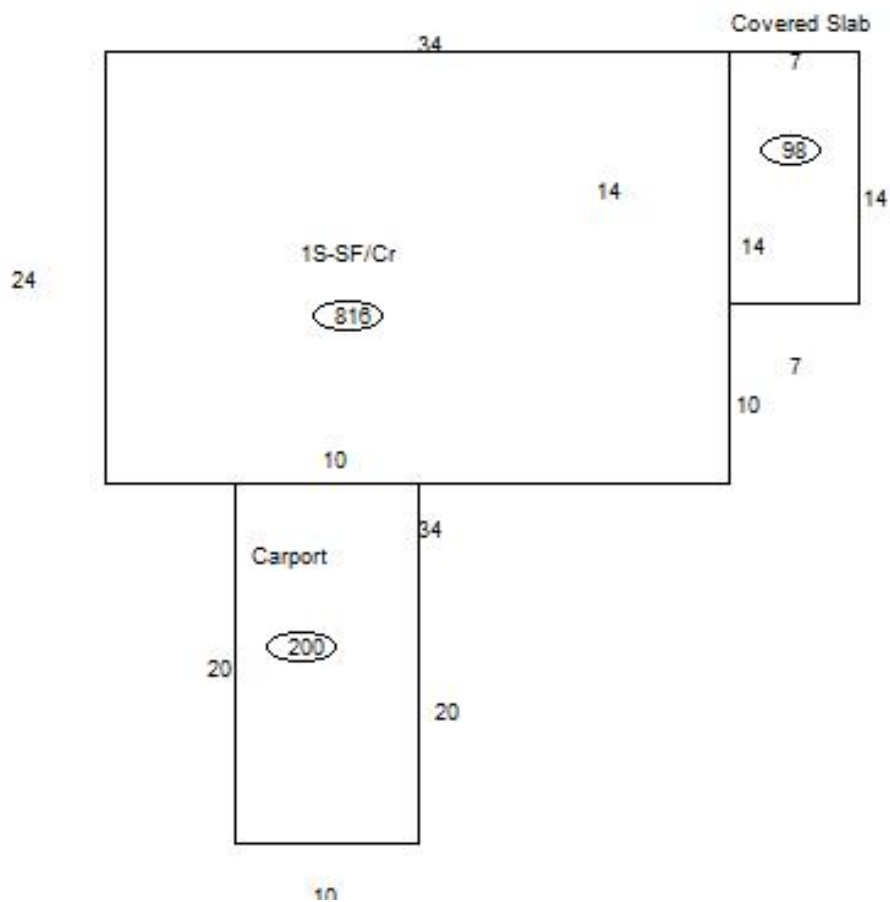
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	Covered Slab	98	1.000	98
2	R	1	Crawl	13	1S-SF/Cr	816	1.000	816
3	G	3		13	Carport	200	1.000	200
Total Building Area						816		816



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	22x12x8		Galvanized Metal	264
	Qual	3	Cond 3	Year 1980	Eff Age 46	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (18.15 x 264)		4,792		4,792 3,834		958