




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006343 <b>Parcel ID</b> 2010-00-001-001-0-006-00 <b>Cadastral ID</b> 2010-001-001-00-0-006-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15344 CRONK, CHARLES F. & CAROL CRONK  PO BOX 830 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00806 W ELM ST <b>Subdivision</b> ANDERSON ADDN <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>2010-00-001-001-0-006-00_001.JPG 3/13/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	<p>2010-00-001-001-0-006-00_001.JPG 3/13/2023</p>
Lot Count		
Units Buildable	17424	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	43,560.00 x .40 = 17,424	
Factor Value		
Adjustments		
Lot Value	17,424	

Residential Data	
Type	6 Mobile Home 75 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	2,250 / 2,250
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 28

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	42.90	Total Misc Impr	+ 2,043
Roofing Adj	+ 2.05	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 115,938
Heat/Cool Adj	+ 1.63	Depreciation ( 52%)	- 60,288
Plumbing Adj	+ 4.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,650
Adj Base Cost	= 50.62	Lot Value	+ 17,424
Total Area	x 2,250	Indicated Value	= 73,074
Adjusted Cost	= 113,895	Value Per SqFt	32.48

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	55,650	
Lot Value	17,424	
Indicated Value	73,074	32.48 Per SqFt
Agland Value		
Site Improvements	1,658	
Total Value	74,732	33.21 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	6044	5x5		25	9.78		245
PATO	Slab Porch - Open	6045	20x10		200	8.99		1,798



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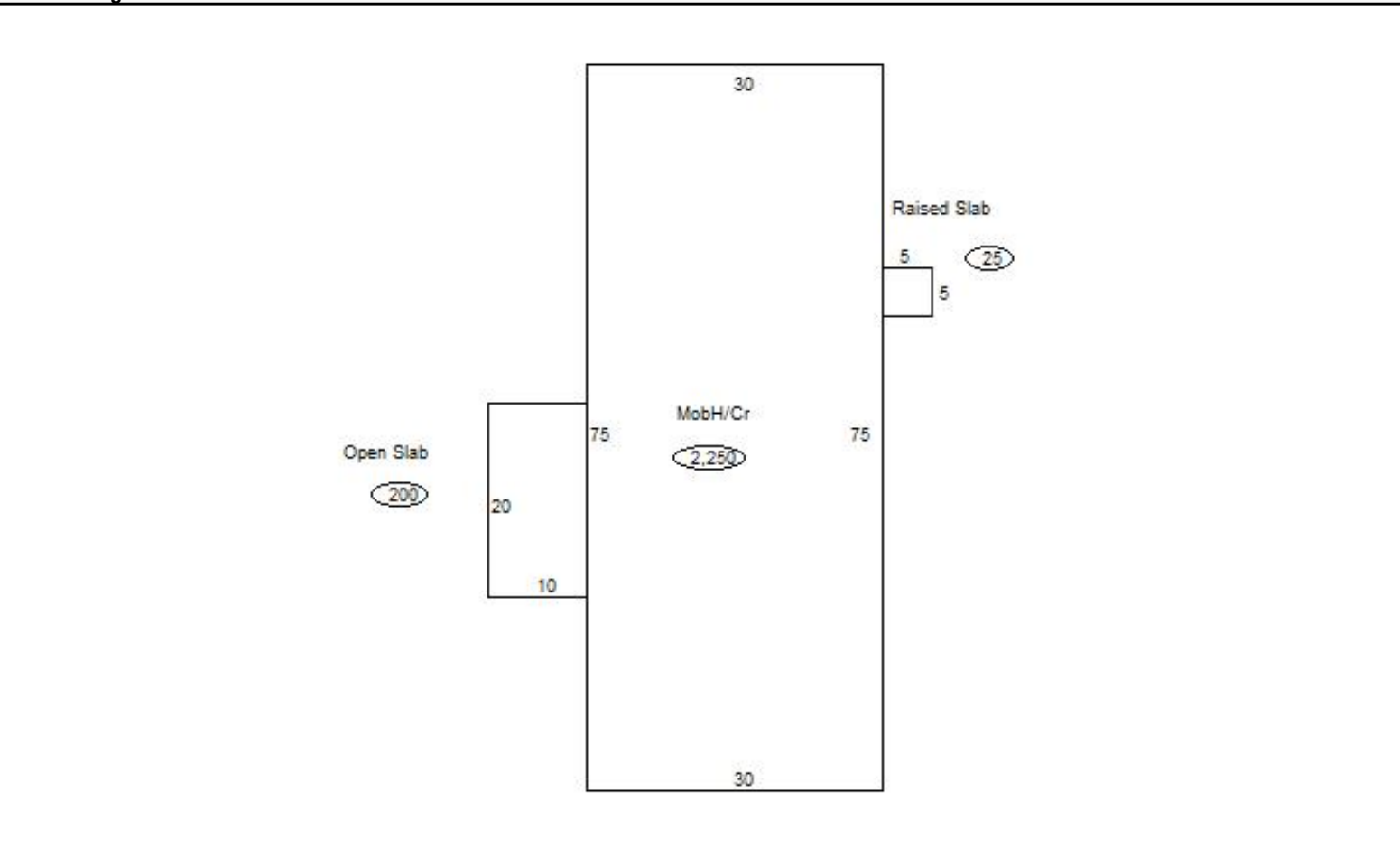
Date 02/06/2026

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### Sketch Image

300006343



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,250	1.000	2,250
2	M	PATO		20	Raised Slab	25	1.000	25
3	M	PATO		20	Open Slab	200	1.000	200
<b>Total Building Area</b>						2,250		2,250



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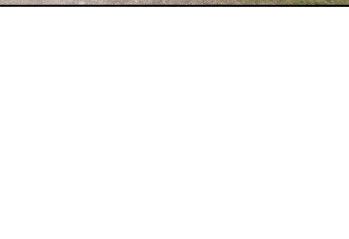
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x30x8		Formed Metal	600	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.04 x 600)		4,824		4,824	3,618	1,206
	PACN	Paving - Concrete / FRONT NS SIDEWALK	30x3x0			90	
	Qual	3	Cond 3	Year 1998	Eff Age 28		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.21 x 90)		649		649	519	130
	PACN	Paving - Concrete / EW SIDEWALK	70x3x0			210	
	Qual	3	Cond 3	Year 1998	Eff Age 28		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.48 x 210)		1,151		1,151	921	230
	PACN	Paving - Concrete / BACK NS SIDEWALK	20x3x0			60	
	Qual	3	Cond 3	Year 1998	Eff Age 28		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.64 x 60)		458		458	366	92