



# 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	300006640													
Parcel ID	2150-00-006-004-0-001-00													
Cadastral ID	2150-006-004-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24484													
CRONK, TRENT & DELYN L. CRONK														
PO BOX 1100 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00905 S TEXAS													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0004 / 0006	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70023472 -99.89815703														
SOUTH PARK ADD. BLOCK 6 LOT 4 BOOK 758 PAGE 695														
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										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
758/695	FANNIE MAE (FNMA)	03/12/2021	47,000	05										
754/311	DEWITT, TODD E. AND	08/10/2020	0	10										
559/241	MCATEE, LEO GENE ETUX	10/12/2000	86,000	Q										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	Land Value	7,500	7,500	12%	900	Assessed	14,867	998.91						
Year Frozen	Improvements	116,390	116,390		13,967	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-67.00						
TIF Project ID	0	Total Value	123,890	123,890	14,867	Total Taxable	13,867	932.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006640	CRONK, TRENT & DELYN L. CRONK	202	123,890	1000	13,867	932.00							
2024	2024-300006640	CRONK, TRENT & DELYN L. CRONK	202	135,035	1000	13,573	903.00							
2023	2023-300006640	CRONK, TRENT & DELYN L. CRONK	202	125,028	1000	13,149	883.00							
2022	2022-300006640	CRONK, TRENT & DELYN L. CRONK	202	114,472	1000	12,737	862.00							
2021	2021-300006640	CRONK, TRENT & DELYN L. CRONK	202	114,472	0	13,737	948.00							
2020	2020-300006640	FANNIE MAE (FNMA)	202	114,472	1000	12,583	852.00							
2019	2019-0006640	DEWITT, TODD E. AND	202	109,894		12,188	727.00							
2018	2018-0006640	DEWITT, TODD E. AND	202	107,901		11,949	713.00							
2017	2017-0006640	DEWITT, TODD E. AND	202	105,041		11,605	693.00							
2016	2016-0006640	DEWITT, TODD E. AND	202	107,743		11,705	699.00							
2015	2015-0006640	DEWITT, TODD E. AND	202	115,359		11,336	677.00							
2014	2014-0006640	DEWITT, TODD E. AND	202	116,437		10,976	655.00							
2013	2013-0006640	DEWITT, TODD E. AND	202	96,896		10,628	634.00							



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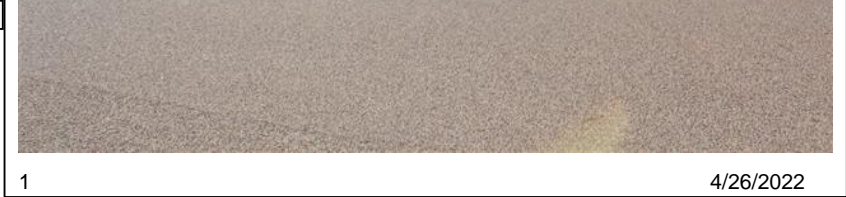
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	100 x 150	<p>2150-00-006-004-0-001-00            4/25/2022            ACCT. #6640</p>
Lot Count		
Units Buildable	7500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	15,000.00 x .50 = 7,500	
Factor Value		
Adjustments		
Lot Value	7,500	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Bi-level (Total Area)
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,300 / 2,600
Style	100% Bi-level (Total Area)
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1964 / 52



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	72.32	Total Misc Impr	+ 6,829
Roofing Adj	+ 2.09	Garage Cost	+ 17,319
Subfloor Adj	+ 0.00	Total RCN	= 255,392
Heat/Cool Adj	+ 10.77	Depreciation ( 57%)	- 145,573
Plumbing Adj	+ 3.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,819
Adj Base Cost	= 88.94	Lot Value	+ 7,500
Total Area	x 2,600	Indicated Value	= 117,319
Adjusted Cost	= 231,244	Value Per SqFt	45.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,819		
Lot Value	7,500		
Indicated Value	117,319	45.12	Per SqFt
Agland Value			
Site Improvements	2,049		
Total Value	119,368	45.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	7013	23x4		92	40.10		3,689
WODO	Wood Deck - Open	7015	15x10		150	20.93		3,140



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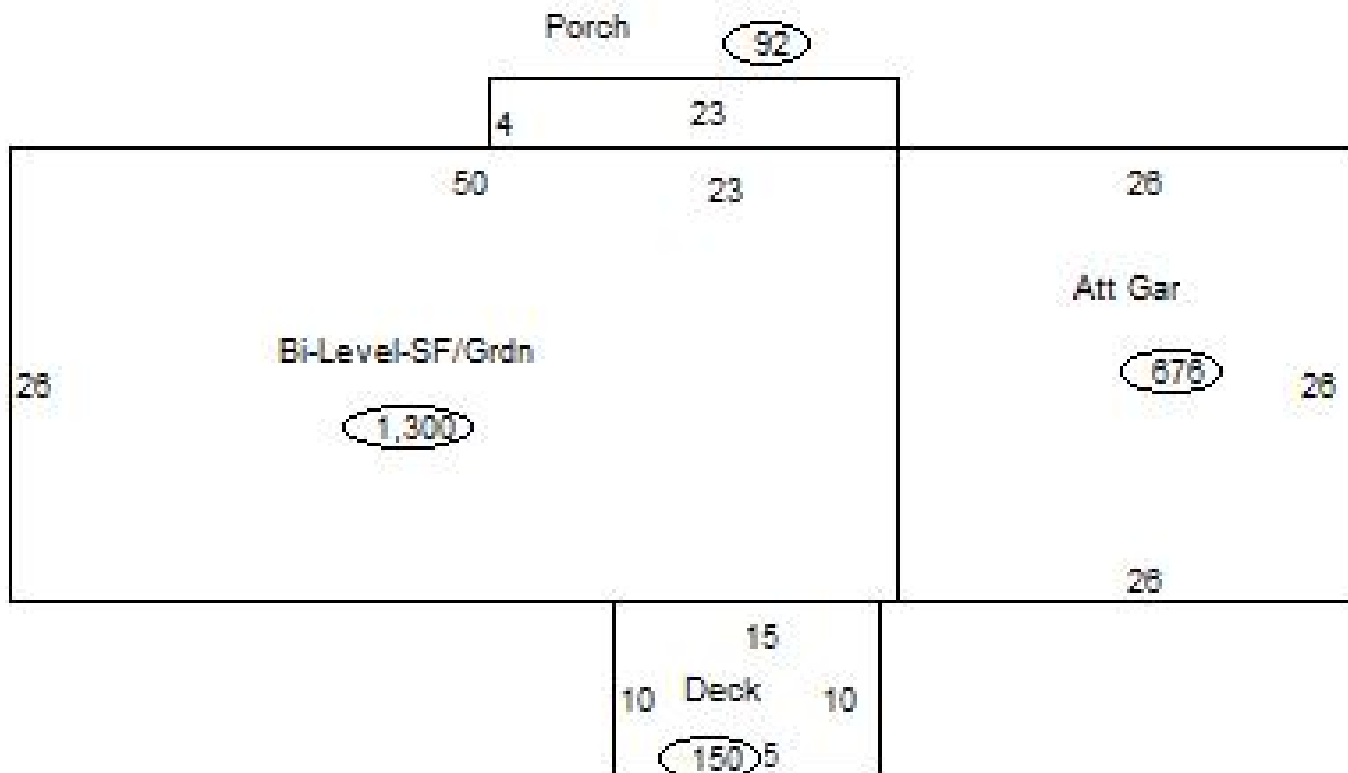
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	92	1.000	92
2	G	1		20	Att Gar	676	1.000	676
3	M	WODO		20	Deck	150	1.000	150
4	R	11	Garden-Level	20	Bi-Level-SF/Grdn	1,300	1.000	1,300
<b>Total Building Area</b>						<b>1,300</b>		<b>1,300</b>



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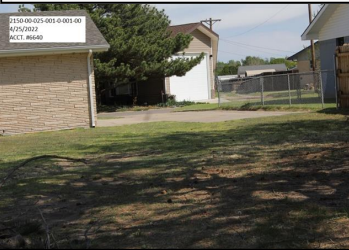

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2150-001-005-004-0-001-00            4/10/2022            ACT: 8640</p>	PACN	Paving - Concrete Driveway	0x0x0			2,140
	Qual	3	Cond 3	Year 1965	Eff Age 61	
				0		
				0		
				0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.90 x 2,140)		8,346		8,346	6,677	1,669
 <p>2150-001-005-004-0-001-00            4/10/2022            ACT: 8640</p>	PACN	Paving - Concrete Sidewalk	0x0x0			456
	Qual	3	Cond 3	Year 1965	Eff Age 61	
				0		
				0		
				0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.17 x 456)		1,902		1,902	1,522	380