



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:32:21  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300010672 <b>Parcel ID</b> 2001-00-040-001-0-002-00 <b>Cadastral ID</b> 2001-040-001-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15022 CRONK, CHARLES F. & CAROL L. CRONK  PO BOX 830 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00206 S BROADWAY <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0001 / 0040 <b>Parcel Size</b> 7 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-040-001-0-002-00 01/30/24</p> <p>CRONKS 2/1/2024</p>																																																																																																																				
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Lot Data		Primary Image	
Lot Size	175 x 70		
Lot Count	3.5		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	12,250.00 x .80 =	9,800	
Factor Value	0		
Adjustments			
Lot Value	9,800		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	27832
Total Building Area	2,310	Image Date	2/1/2024
Total Base Value	341,025	Name	002.JPG
Modifier Value		Description	CRONKS
Misc Improvements			
Replacement Cost New	341,025		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	95,487		
Economic Depreciation			
RCNLD (All Sources)	95,487		
Depreciated Improvements			
Outbuilding Value	30,682		
Total Improvement Value	126,169		
Land Value	9,800		
Cost Approach Value	135,969	58.86/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	30,682
Miscellaneous Income		Land Value	9,800
Effective Gross Income (EGI)		Total Appraised Value	135,969
Total Expenses			58.86/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

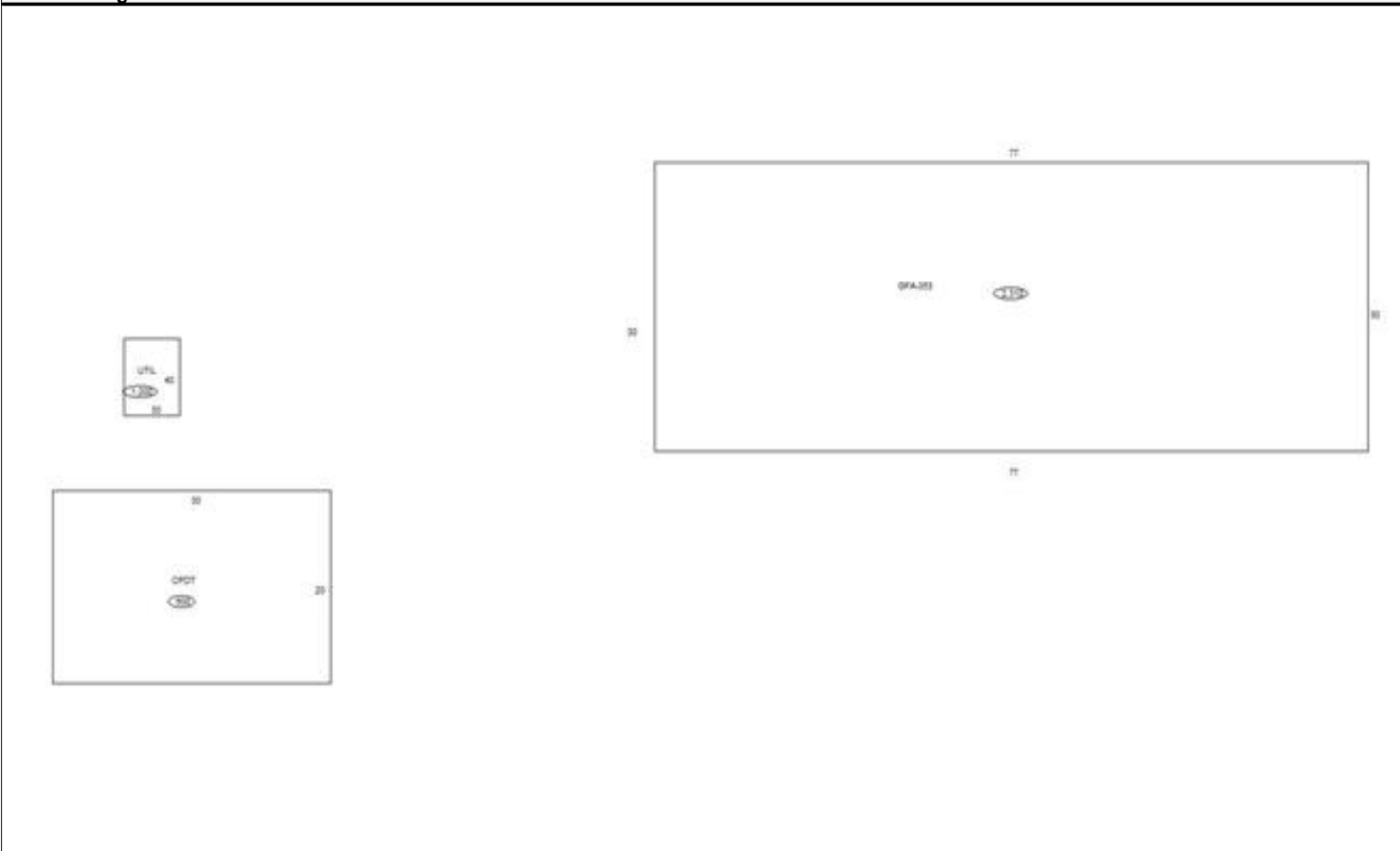
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Sketch Image

300010672



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		10	GFA-353	2,310	1.000	2,310
2	O	CPDT		10	CPDT	600	1.000	600
3	O	UTIL		50	UTIL	1,200	1.000	1,200
<b>Total Building Area</b>						<b>2,310</b>		<b>2,310</b>



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Account 300010672  
Parcel ID 2001-00-040-001-0-002-00  
Cadastral ID 2001-040-001-00-0-002-00

Tax Area Code 202  
Property Class UC  
Owners Name CRONK, CHARLES F. &

### Building Data

Building ID 134  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,310  
Average Perimeter 214  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1955  
Effective Age 60  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 4 - Good  
Condition 3.8 - Average  
Exterior Wall 12 - Concrete Block  
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 2001-00-040-001-0-002-00-001-000-002.jpg  
Image Date 7/13/2020  
Image Name 2001-00-040-001-0-002-00-001-000-002.jpg  
Description f:\pictures\2001-00-040-001-0-002-00-001-000-002.jpg

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 76.83  
Wall Cost 56.24  
HVAC Cost 14.56  
Basement Cost 0.00  
Total Base Cost 147.63  
Total Area 2,310  
Base RCN 341,025  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 341,025  
Physical Depreciation 72%  
Functional Depreciation  
Total Depreciation 72% (245,538)  
Total RCNLD 95,487  
Lump Sums  
Total Building Value 95,487 \$ 41.34 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x30x10		Formed Metal	1,200
	Qual 3	Cond 3	Year 2020	Eff Age 6		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (26.24 x 1,200)		31,488	3,464	28,024
	CPDT	Carport - Detached	30x20x8		Formed Metal	600
	Qual 3	Cond 3	Year 2016	Eff Age 10		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (8.36 x 600)		5,016	2,358	2,658
<b>Total Site Improvement Value</b>						<b>30,682</b>