



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:56:02
Page 1

Assessment Data					Primary Image									
Account	300000302													
Parcel ID	0000-08-25N-22W-4-001-00													
Cadastral ID	0000-25N-22W-08-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	104 - J-5-FORT SUPPLY													
Name ID	25238													
BIGBEE, MICHAEL T.														
931 HIGHWAY 1 COLDWATER KS 67029-														
Parcel Location														
Situs	825N22W41													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	8 / 25 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
HOUSE 4/4/2023														
Legal Description Lat/Long: 36.67339234 -99.49184898														
SEC 8-25-22 SE4 BOOK 761 PAGE 758 BOOK 523 PAGE 773														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					773/643	KEELING LAND & CATTLE-KS/CO, LLC	12/15/2022		18					
					761/758	RECORD, BUSTER &	07/16/2021	900,000	18					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax						
Remove Cap	2024	Land Value	16,910	16,910	12%	2,029	Assessed	17,379	1,161.44					
Year Frozen		Improvements	173,764	127,917		15,350	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	190,674	144,827		17,379	Total Taxable	17,379	1,161.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000302	BIGBEE, MICHAEL T.	104	190,674	0	16,873	1,128.00							
2024	2024-300000302	BIGBEE, MICHAEL T.	104	129,382	0	15,525	1,038.00							
2023	2023-300000302	BIGBEE, MICHAEL T.	104	112,109	0	13,453	899.00							
2022	2022-300000302	KEELING LAND & CATTLE-KS/CO, LLC	104	112,109	0	13,453	899.00							
2021	2021-300000302	KEELING LAND & CATTLE-KS/CO, LLC	104	112,109	1000	12,453	832.00							
2020	2020-300000302	RECORD, BUSTER &	104	112,109	1000	12,453	992.00							
2019	2019-0000302	RECORD, BUSTER &	104	133,174		11,171	896.00							
2018	2018-0000302	RECORD, BUSTER &	104	135,633		10,816	858.00							
2017	2017-0000302	RECORD, BUSTER &	104	130,714		10,472	841.00							
2016	2016-0000302	RECORD, BUSTER &	104	132,984		10,138	814.00							
2015	2015-0000302	RECORD, BUSTER &	104	99,564		6,188	489.00							
2014	2014-0000302	RECORD, BUSTER &	104	95,894		5,979	466.00							
2013	2013-0000302	RECORD, BUSTER &	104	89,236		5,776	445.00							




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:56:02
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		 <p>0000-08-25N-22W-4-001-00 04/03/23</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,831 / 1,831
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,831
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 41

HOUSE 4/4/2023

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	84.26	Total Misc Impr	+ 9,687
Roofing Adj	+ 3.62	Garage Cost	+ 0
Subfloor Adj	+ -1.39	Total RCN	= 196,211
Heat/Cool Adj	+ 10.27	Depreciation (48%)	- 94,181
Plumbing Adj	+ 5.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 102,030
Adj Base Cost	= 101.87	Lot Value	+ 5,000
Total Area	x 1,831	Indicated Value	= 107,030
Adjusted Cost	= 186,524	Value Per SqFt	58.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,030		
Lot Value	5,000		
Indicated Value	107,030	58.45	Per SqFt
Agland Value	11,910		
Site Improvements	82,109		
Total Value	201,049	109.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1989	1	4,562.09	4,562
PATO	Slab Porch - Open	92	8x7	1989	56	9.51		533
PRCH	Slab Porch - Covered	93	36x6	1989	216	21.26		4,592



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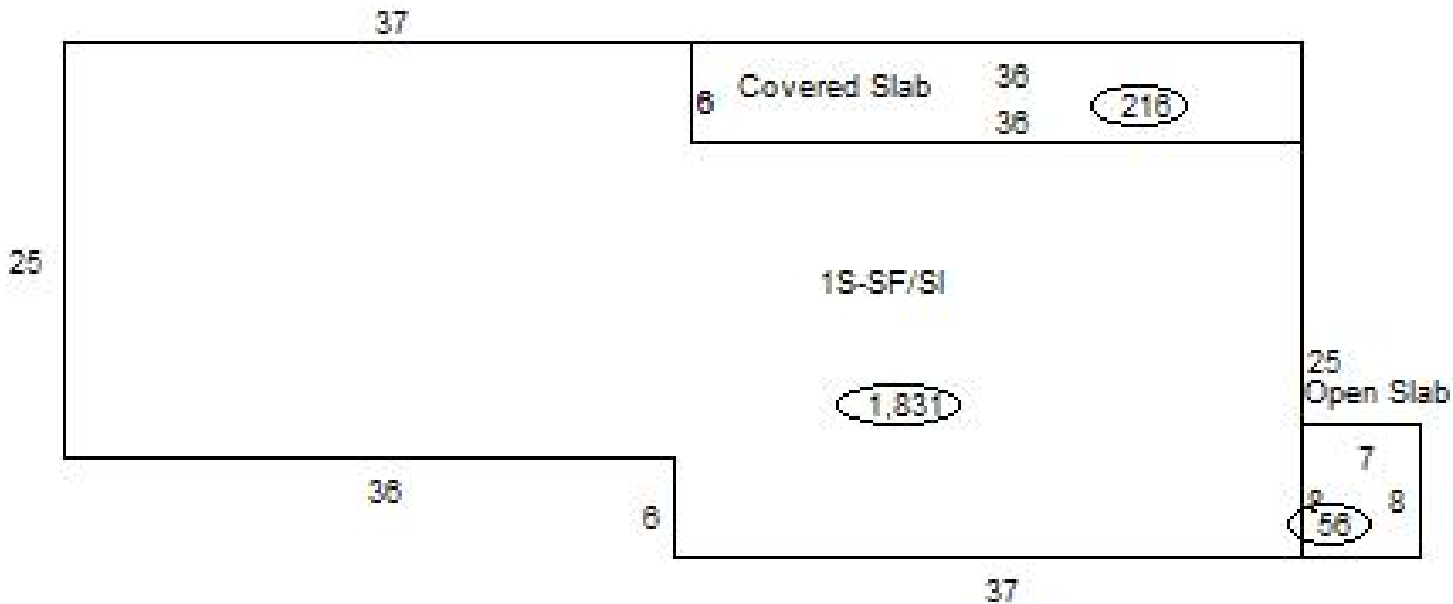
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:56:02
Page 3

Sketch Image

300000302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,831	1.000	1,831
2	M	PATO		20	Open Slab	56	1.000	56
3	M	PRCH		20	Covered Slab	216	1.000	216
Total Building Area						1,831		1,831



Harper








Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:56:02
Page 4

300000302

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BFT1	Bulk Feed Tank - 30 TON	0x0x0			30	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (12% Phys/ % Func)	RCNLD
		Base Cost (236.24 x 30)	7,087		7,087	850	6,237
	PACN	Paving - Concrete EQUIP SHED DRIVE	60x25x0			1,500	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (4.00 x 1,500)	6,000		6,000	600	5,400
	PACN	Paving - Concrete SLAB BY WALKIN DOOR	8x4x0			32	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (8.05 x 32)	258		258	26	232
	UTIL	Utility Building	60x40x20	Concrete	Formed Metal	2,400	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (27.73 x 2,400)	66,552		66,552	1,997	64,555
	LOAF	Loafing Shed	20x18x8		Formed Metal	360	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (6.06 x 360)	2,182		2,182	1,004	1,178
	ASC	Awning/Shelter/Carport	28x25x8		Formed Metal	700	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary		Modifier Total		RCN	Depr (38% Phys/ % Func)	RCNLD
		Base Cost (3.94 x 700)	2,758		2,758	1,048	1,710
	SHDS	Shed - Small - NEXT TO EQUIP SHELTER	28x10x8	Base	Formed Metal	280	
	Qual	1	Cond 1	Year 2014	Eff Age 17		
	Valuation Summary		Modifier Total		RCN	Depr (54% Phys/ % Func)	RCNLD
		Base Cost (14.37 x 280)	4,024		4,024	2,173	1,851



Harper



Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:56:02
 Page 5

300000302

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 500 BU HOPPER BOTTOM	0x0x0			500	
	Qual	1	Cond 1	Year 2010	Eff Age 22		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
	Base Cost (1.28 x 500)		640		640	403	237
	SHDS	Yard Shed - Wood	8x8x6		Composition Shingle	64	
	Qual	1	Cond 1	Year 2000	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (20.90 x 64)		1,338		1,338	1,070	268
	PACN	Paving - Concrete / DRIVEWAY	53x10x0		Concrete	530	
	Qual	3	Cond 3	Year 1989	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.16 x 530)		2,205		2,205	1,764	441



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:56:02
Page 6

Agland Inventory

300000302

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PA	PRATT BILLOWY	NP	48			37.292	154	154	5,728	5,728
PD	PRATT LOAMY HUMMOCKY	NP	31			3.925	99	99	389	389
PE	PRATT LOAMY DUNED	NP	20			5.041	64	64	323	323
QA	QUINLAN LOAM	NP	11			60.980	35	35	2,146	2,146
QC	QUINLAN-WDWARD 5-12%	NP	14			28.707	45	45	1,286	1,286
WB	WOODWARD 3-8%	NP	33			10.642	106	106	1,124	1,124
WD	WOODWARD-QUINLAN3-8%	NP	23			12.414	74	74	914	914
NP Totals						159.000			11,910	11,910
Total Agland						159.000			11,910	11,910