



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:14:57
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001694 Parcel ID 0000-20-26N-25W-3-001-00 Cadastral ID 0000-26N-25W-20-3-001-00 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13073 GPM GAS CORPORATION % RYAN LLC 100 CONGRESS AVE. STE 1900 AUSTIN TX 78701-					<p>0000-20-26N-25W-3-001-00 ACCT # 1694 07/01/22</p> <p>1 7/5/2022</p>																																																																																																																				
Parcel Location Situs 02050 N 174 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 20 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70578151 -99.90085605 SEC.20-26-25 NW4SW4 BOOK 528 PAGE 357					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																																																																																																											
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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 40</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 40.00 x 5,000.00 = 200,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 200,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 200,000</p> <p>Cost Approach Value 200,000</p>	<p>Image Information</p> <p>Image ID 20161</p> <p>Image Date 7/5/2022</p> <p>Name 1694_1.JPG</p> <p>Description 1</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 200,000</p> <p>Total Appraised Value 200,000</p>	