



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:14:58
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Assessment Data					Primary Image				
Account	300001696								
Parcel ID	0000-20-26N-25W-3-003-00								
Cadastral ID	0000-26N-25W-20-3-003-00								
Property Type	REAL - Real Property								
Property Class	RC	VI Area	4						
Tax Area	101 - 1R-LAVERNE								
Name ID	13074								
CMS LAVERNE GAS PROCESSING,LLC									
% PROJECT REAL ESTATE,LLC/G. NAVA									
8301 E. 21 ST, SUITE 370 WICHITA KS 67206-0000									
Parcel Location					1 7/5/2022				
Situs	E 21 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.99 - Acres						
Sec/Twn/Rng	20 / 26 / 25 / 3								
Neighborhood	1000 - COUNTY								
School District	1-LAVERNE - 1-LAVERNE								
Legal Description					Building Permits				
SEC.20-26-25 TRACT IN NE4SW4 3.990 A. BOOK 565 PAGE 132									
Lat/Long: 36.70732722 -99.89802213									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					492/566	SUN OPERATING LIMITED	06/10/1993	11,500	U
					/	CMS LAVERNE GAS PROCESSING,LLC			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	19,950	11,838	12%	1,421	Assessed	1,421	95.48
Year Frozen		Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	19,950	11,838	1,421	Total Taxable	1,421	95.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950	0	1,353	91.00		
2024	2024-300001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950	0	1,289	86.00		
2023	2023-300001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950	0	1,227	82.00		
2022	2022-300001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950	0	1,169	79.00		
2021	2021-300001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950	0	1,113	77.00		
2020	2020-300001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950	0	1,060	72.00		
2019	2019-0001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950		1,010	60.00		
2018	2018-0001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950		962	57.00		
2017	2017-0001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950		916	55.00		
2016	2016-0001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950		873	52.00		
2015	2015-0001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950		831	50.00		
2014	2014-0001696	CMS LAVERNE GAS PROCESSING,LLC	101	19,950		792	47.00		
2013	2013-0001696	CMS LAVERNE GAS PROCESSING,LLC	101	23,940		754	45.00		



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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 3.99</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 3.99 x 5,000.00 = 19,950</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 19,950</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 19,950</p> <p>Cost Approach Value 19,950</p>	<p>Image Information</p> <p>Image ID 20162</p> <p>Image Date 7/5/2022</p> <p>Name 1696_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 19,950</p> <p>Total Appraised Value 19,950</p>	