



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:28
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001804 Parcel ID 2199-28-26N-25W-1-003-00 Cadastral ID 0000-26N-25W-28-1-003-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 25009 JTS INVESTMENTS, LLC. (DOLLAR TREE - LAVERNE, OK) 4823 S. 135TH ST. WEST CLEARWATER KS 67026-																																																																																																																									
Parcel Location Situs 2826N25W13 Subdivision Lot/Block / Parcel Size 5.16 - Acres Sec/Twn/Rng 28 / 26 / 25 / 1 Neighborhood 203075 - OUTLYING AREAS LAV. School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71116414 -99.90860466					PAVEMENT 1/5/2023																																																																																																																				
Legal Description SEC.28-26-25 TRACT IN SE4NE4 E OF HWY ANNEXED TOWN OF LAVERNE B772 P 170					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 0 x 0</p> <p>Lot Count 0</p> <p>Units Buildable 0</p> <p>Non-Ag Acres 5.16</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="padding-left: 100px;">0</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 224,710.00 x .80 = 179,768</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 179,768</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 179,768</p> <p>Cost Approach Value 179,768</p>	<p>Image Information</p> <p>Image ID 23603</p> <p>Image Date 1/5/2023</p> <p>Name 1804_3.JPG</p> <p>Description PAVEMENT</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 179,768</p> <p>Total Appraised Value 179,768</p>	