



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:25:27
 Page 1

Assessment Data					Primary Image																																																																																																																																																														
Account 300002450 Parcel ID 0000-04-27N-23W-3-001-00 Cadastral ID 0000-27N-23W-04-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 24452 COSBY, BRYAN S. & STEPHANIE L. COSBY REV. LVG TR 13000 NW HAWTHORNE DR PLATTE CITY MO 64079- Parcel Location Situs 427N23W31 Subdivision Lot/Block / Parcel Size 120 - Acres Sec/Twn/Rng 4 / 27 / 23 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File																																																																																																																																																														
Legal Description Lat/Long: 36.85396328 -99.73050104					Building Permits																																																																																																																																																														
SEC 4-27-23 N2SW4;SE4SW4 BOOK 758 PAGE 230 BOOK 717 PAGE 378					<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							
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
Residential Data											
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /											
								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 :						Value Reconciliation			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 7,085 Site Improvements Total Value 7,085 0.00 Total Value Per SqFt							
Roofing Adj	+ 0.00	Garage Cost	+ 0								
Subfloor Adj	+ 0.00	Total RCN	= 0								
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0								
Plumbing Adj	+ 0.00	Lump Sums	+ 0								
Basement Adj	+ 0.00	RCNLD	= 0								
Adj Base Cost	= 0.00	Lot Value	+ 0								
Total Area	x	Indicated Value	= 0								
Adjusted Cost	= 0	Value Per SqFt	0.00								
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



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Agland Inventory

300002450

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PC	PRATT LOAMY BILLOWY	NP	37			7.748	118	118	917	917
PD	PRATT LOAMY HUMMOCKY	NP	31			28.901	99	99	2,867	2,867
PE	PRATT LOAMY DUNED	NP	20			.539	64	64	34	34
QC	QUINLAN-WDWARD 5-12%	NP	14			13.603	45	45	609	609
TE	TIVOLI-QUINLAN	NP	12			69.210	38	38	2,658	2,658
NP Totals						120.000			7,085	7,085
Total Agland						120.000			7,085	7,085