



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300002456				No Image On File									
Parcel ID	0000-05-27N-23W-4-001-00													
Cadastral ID	0000-27N-23W-05-4-001-00													
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-														
<b>Parcel Location</b>														
Situs	527N23W41													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	5 / 27 / 23 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.84976525 -99.72293906														
<b>Building Permits</b>														
SEC 5-27-23 S2SE4 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					758/231	COSBY, BRYAN &	02/11/2021		0 04					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	6,188	6,188	12%	743	Assessed	743	58.50					
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	6,188	6,188		743	Total Taxable	743	59.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300002456	COSBY, BRYAN S. &			102	6,188	0	743	59.00					
2024	2024-300002456	COSBY, BRYAN S. &			102	6,188	0	743	61.00					
2023	2023-300002456	COSBY, BRYAN S. &			102	6,188	0	729	60.00					
2022	2022-300002456	COSBY, BRYAN S. &			102	5,895	0	707	58.00					
2021	2021-300002456	COSBY, BRYAN S. &			102	5,895	0	707	58.00					
2020	2020-300002456	COSBY, BRYAN &			102	5,895	0	707	58.00					
2019	2019-0002456	COSBY, BRYAN &			102	5,895		707	59.00					
2018	2018-0002456	COSBY, BRYAN &			102	5,895		707	59.00					
2017	2017-0002456	COSBY, BRYAN &			102	5,895		707	59.00					
2016	2016-0002456	COSBY, BRYAN &			102	5,895		707	60.00					
2015	2015-0002456	COSBY, BRET, ETAL			102	5,895		707	56.00					
2014	2014-0002456	COSBY, BRET, ETAL			102	5,895		707	57.00					
2013	2013-0002456	COSBY, BRET, ETAL			102	5,895		707	56.00					



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 6,188 Site Improvements Total Value 6,188 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
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 /								
<b>Cost Approach</b>		<b>Manual :</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
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					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300002456

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			31.896	74	74	2,348	2,348
LD	LOAMY ALLUVIAL LAND	NP	33			17.341	106	106	1,831	1,831
PD	PRATT LOAMY HUMMOCKY	NP	31			1.155	99	99	115	115
PE	PRATT LOAMY DUNED	NP	20			29.584	64	64	1,893	1,893
TE	TIVOLI-QUINLAN	NP	12			.023	38	38	1	1
<b>NP Totals</b>						80.000			6,188	6,188
<b>Total Agland</b>						80.000			6,188	6,188