



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image									
Account	300002465				No Image On File									
Parcel ID	0000-08-27N-23W-1-001-00													
Cadastral ID	0000-27N-23W-08-1-001-00													
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	827N23W11													
Subdivision														
Lot/Block	/	Parcel Size	240 - Acres											
Sec/Twn/Rng	8 / 27 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.85254660 -99.67726525														
SEC.8-27-23 NE4;E2NW4 BOOK 758 PAGE 230 BOOK 717 PAGE 378														
<b>Building Permits</b>														
<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>														
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>									
					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	46,088	46,088	12%	5,531	Assessed	5,531	435.51					
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	46,088	46,088		5,531	Total Taxable	5,531	436.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002465	COSBY, BRYAN S. &	102	46,088	0	5,531	436.00							
2024	2024-300002465	COSBY, BRYAN S. &	102	46,088	0	5,531	450.00							
2023	2023-300002465	COSBY, BRYAN S. &	102	46,088	0	5,472	453.00							
2022	2022-300002465	COSBY, BRYAN S. &	102	44,268	0	5,312	437.00							
2021	2021-300002465	COSBY, BRYAN S. &	102	44,268	0	5,312	439.00							
2020	2020-300002465	COSBY, BRYAN &	102	44,268	0	5,312	437.00							
2019	2019-0002465	COSBY, BRYAN &	102	44,268		5,312	440.00							
2018	2018-0002465	COSBY, BRYAN &	102	44,268		5,312	440.00							
2017	2017-0002465	COSBY, BRYAN &	102	44,268		5,312	442.00							
2016	2016-0002465	COSBY, BRYAN &	102	44,268		5,312	452.00							
2015	2015-0002465	COSBY, BRET, ETAL	102	44,268		5,312	422.00							
2014	2014-0002465	COSBY, BRET, ETAL	102	44,268		5,312	426.00							
2013	2013-0002465	COSBY, BRET, ETAL	102	44,268		5,312	423.00							



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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 39,676 Site Improvements Total Value 39,676 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

300002465

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			18.682	74	74	1,375	1,375
LD	LOAMY ALLUVIAL LAND	NP	33			16.562	106	106	1,749	1,749
PC	PRATT LOAMY BILLOWY	IP	37			12.970	146	146	1,891	1,891
PC	PRATT LOAMY BILLOWY	NP	37			59.781	118	118	7,078	7,078
PD	PRATT LOAMY HUMMOCKY	NP	31			26.341	99	99	2,613	2,613
PE	PRATT LOAMY DUNED	NP	20			2.313	64	64	148	148
SA	ST.PAUL 0-1%	NP	60			1.195	192	192	230	230
SA	ST.PAUL 0-1%	IP	60			26.394	236	236	6,240	6,240
SA	ST.PAUL 0-1%	CR	60			1.880	305	305	574	574
SD	SPUR LOAM	CR	70			3.675	356	356	1,309	1,309
SD	SPUR LOAM	IP	70			46.816	276	276	12,912	12,912
SD	SPUR LOAM	NP	70			10.697	224	224	2,396	2,396
WB	WOODWARD 3-8%	CR	33			.344	168	168	58	58
WB	WOODWARD 3-8%	IP	33			.047	130	130	6	6
WB	WOODWARD 3-8%	NP	33			.599	106	106	63	63
WD	WOODWARD-QUINLAN3-8%	IP	23			10.128	91	91	918	918
WD	WOODWARD-QUINLAN3-8%	NP	23			1.577	74	74	116	116
<b>NP Totals</b>						240.000			39,676	39,676
<b>Total Agland</b>						240.000			39,676	39,676