



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:25:48
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Assessment Data					Primary Image														
Account 300002474 Parcel ID 0000-09-27N-23W-2-002-00 Cadastral ID 0000-27N-23W-09-2-002-00 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 927N23W22 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 9 / 27 / 23 / 2 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					No Image On File														
Legal Description Lat/Long: 36.86133562 -99.70864897					Building Permits														
SEC 9-27-23 NW4NW4; NE4NW4 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					
					Number	Description	Opened	Closed	Amount										
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					758/231	COSBY, BRYAN &	02/11/2021	0	04										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap	Land Value	7,919	7,919	12%	950	Assessed	950	74.80											
Year Frozen	Improvements	0	0		0	Penalty	0												
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID	Total Value	7,919	7,919		950	Total Taxable	950	75.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300002474	COSBY, BRYAN S. &			102	7,919	0	950	75.00										
2024	2024-300002474	COSBY, BRYAN S. &			102	7,919	0	950	77.00										
2023	2023-300002474	COSBY, BRYAN S. &			102	7,919	0	950	79.00										
2022	2022-300002474	COSBY, BRYAN S. &			102	7,825	0	939	77.00										
2021	2021-300002474	COSBY, BRYAN S. &			102	7,825	0	939	78.00										
2020	2020-300002474	COSBY, BRYAN &			102	7,825	0	939	77.00										
2019	2019-0002474	COSBY, BRYAN &			102	7,825		939	78.00										
2018	2018-0002474	COSBY, BRYAN &			102	7,825		939	78.00										
2017	2017-0002474	COSBY, BRYAN &			102	7,825		939	78.00										
2016	2016-0002474	COSBY, BRYAN &			102	7,825		939	80.00										
2015	2015-0002474	COSBY, BRET, ETAL			102	7,825		939	75.00										
2014	2014-0002474	COSBY, BRET, ETAL			102	7,825		939	75.00										
2013	2013-0002474	COSBY, BRET, ETAL			102	7,825		939	75.00										



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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 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 7,918 Site Improvements Total Value 7,918 0.00 Total Value Per SqFt									
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



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Agland Inventory

300002474

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			10.216	74	74	752	752
LD	LOAMY ALLUVIAL LAND	NP	33			10.237	106	106	1,081	1,081
PC	PRATT LOAMY BILLOWY	NP	37			34.557	118	118	4,091	4,091
PD	PRATT LOAMY HUMMOCKY	NP	31			11.224	99	99	1,113	1,113
PE	PRATT LOAMY DUNED	NP	20			13.767	64	64	881	881
NP Totals						80.000			7,918	7,918
Total Agland						80.000			7,918	7,918