



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 300002850 Parcel ID 0000-14-27N-25W-1-001-00 Cadastral ID 0000-27N-25W-14-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 24452 COSBY, BRYAN S. & STEPHANIE L. COSBY REV. LVG TR 13000 NW HAWTHORNE DR PLATTE CITY MO 64079- Parcel Location Situs 1427N25W11 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 14 / 27 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE | | | | | No Image On File | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.81386244 -99.88618410 | | | | | Building Permits | | | | | | | | | | | | | | |
| SEC 14-27-25 NE4 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 | 67.190 | Current Tax | | | | | | | | | | | |
| Remove Cap | Land Value | 36,636 | 36,636 | 12% | 4,396 | Assessed | 4,396 | 295.37 | | | | | | | | | | | |
| Year Frozen | Improvements | 0 | 0 | | 0 | Penalty | 0 | | | | | | | | | | | | |
| Uncapped Value | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | |
| TIF Project ID | Total Value | 36,636 | 36,636 | | 4,396 | Total Taxable | 4,396 | 295.00 | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-300002850 | COSBY, BRYAN S. & | | | 101 | 36,636 | 0 | 4,396 | 295.00 | | | | | | | | | | |
| 2024 | 2024-300002850 | COSBY, BRYAN S. & | | | 101 | 36,636 | 0 | 4,396 | 292.00 | | | | | | | | | | |
| 2023 | 2023-300002850 | COSBY, BRYAN S. & | | | 101 | 36,636 | 0 | 4,396 | 295.00 | | | | | | | | | | |
| 2022 | 2022-300002850 | COSBY, BRYAN S. & | | | 101 | 36,714 | 0 | 4,406 | 298.00 | | | | | | | | | | |
| 2021 | 2021-300002850 | COSBY, BRYAN S. & | | | 101 | 36,714 | 0 | 4,406 | 304.00 | | | | | | | | | | |
| 2020 | 2020-300002850 | COSBY, BRYAN & | | | 101 | 36,714 | 0 | 4,406 | 298.00 | | | | | | | | | | |
| 2019 | 2019-0002850 | COSBY, BRYAN & | | | 101 | 36,714 | | 4,406 | 263.00 | | | | | | | | | | |
| 2018 | 2018-0002850 | COSBY, BRYAN & | | | 101 | 36,714 | | 4,406 | 263.00 | | | | | | | | | | |
| 2017 | 2017-0002850 | COSBY, BRYAN & | | | 101 | 36,714 | | 4,406 | 263.00 | | | | | | | | | | |
| 2016 | 2016-0002850 | COSBY, BRYAN & | | | 101 | 36,714 | | 4,406 | 263.00 | | | | | | | | | | |
| 2015 | 2015-0002850 | COSBY, BRET, ETAL | | | 101 | 36,714 | | 4,406 | 263.00 | | | | | | | | | | |
| 2014 | 2014-0002850 | COSBY, BRET, ETAL | | | 101 | 36,714 | | 4,406 | 263.00 | | | | | | | | | | |
| 2013 | 2013-0002850 | COSBY, BRET, ETAL | | | 101 | 36,714 | | 4,406 | 263.00 | | | | | | | | | | |



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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 28,998 Site Improvements Total Value 28,998 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

300002850

| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---------------------|-----------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| DA | DALHART 1-3% | IP | 50 | | | 1.745 | 197 | 197 | 344 | 344 |
| DC | DALHART-CARWILE | IP | 48 | | | 117.796 | 189 | 189 | 22,278 | 22,278 |
| PB | PRATT HUMMOCKY | IP | 40 | | | 40.460 | 158 | 158 | 6,376 | 6,376 |
| IP Totals | | | | | | 160.000 | | | 28,998 | 28,998 |
| Total Agland | | | | | | 160.000 | | | 28,998 | 28,998 |