



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:33:25
 Page 1

Assessment Data					Primary Image									
Account	300003011				<p>0000-33-27N-26W-1-001-00_001.JPG 7/19/2022</p>									
Parcel ID	0000-33-27N-26W-1-001-00													
Cadastral ID	0000-27N-26W-33-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13651													
MULBERY, DAN L														
900 W 74TH AVE APT 1 ANCHORAGE AK 99518-0000														
Parcel Location														
Situs	3327N26W11													
Subdivision														
Lot/Block	/	Parcel Size	86 - Acres											
Sec/Twn/Rng	33 / 27 / 26 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.72058611 -99.99345629														
SEC. 33-27-26 LOTS 1-2 BOOK 732 PG 673														
Building Permits														
<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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	MULBERY, DAN L													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	15,784	15,336	12%	1,840	Assessed	6,210 417.25						
Year Frozen		Improvements	43,118	36,413		4,370	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	58,902	51,749		6,210	Total Taxable	6,210 417.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003011	MULBERY, DAN L	101	58,902	0	6,029	405.00							
2024	2024-300003011	MULBERY, DAN L	101	60,398	0	5,854	389.00							
2023	2023-300003011	MULBERY, DAN L	101	56,084	0	5,683	382.00							
2022	2022-300003011	MULBERY, DAN L	101	54,486	0	5,518	374.00							
2021	2021-300003011	MULBERY, DAN L	101	54,486	0	5,357	370.00							
2020	2020-300003011	MULBERY, DAN L	101	54,486	0	5,201	352.00							
2019	2019-0003011	MULBERY, DAN L	101	54,486		5,050	301.00							
2018	2018-0003011	MULBERY, DAN L	101	54,807		4,902	293.00							
2017	2017-0003011	B & B 45 RANCH, INC.	101	52,712		4,760	284.00							
2016	2016-0003011	B & B 45 RANCH, INC.	101	52,712		4,621	276.00							
2015	2015-0003011	B & B 45 RANCH, INC.	101	51,588		4,487	268.00							
2014	2014-0003011	B & B 45 RANCH, INC.	101	39,766		3,194	191.00							
2013	2013-0003011	B & B 45 RANCH, INC.	101	39,766		3,101	185.00							



Harper

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Date 02/06/2026
 Time 06:33:25
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		<p>0000-33-27N-26W-1-001-00 07/15/22</p> <p>0000-33-27N-26W-1-001-00_001.JPG 7/19/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,328 / 1,328
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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 :	
Base Cost	85.60	Total Misc Impr	+ 7,449
Roofing Adj	+ 4.08	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 135,203
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 108,162
Plumbing Adj	+ 4.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,041
Adj Base Cost	= 96.20	Lot Value	+ 5,000
Total Area	x 1,328	Indicated Value	= 32,041
Adjusted Cost	= 127,754	Value Per SqFt	24.13

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	27,041	
Lot Value	5,000	
Indicated Value	32,041	24.13 Per SqFt
Agland Value	10,784	
Site Improvements	16,333	
Total Value	59,158	44.55 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1562	14x8		112	59.53		6,667
PATO	Raised Slab Porch - Open	1564	10x8		80	9.78		782



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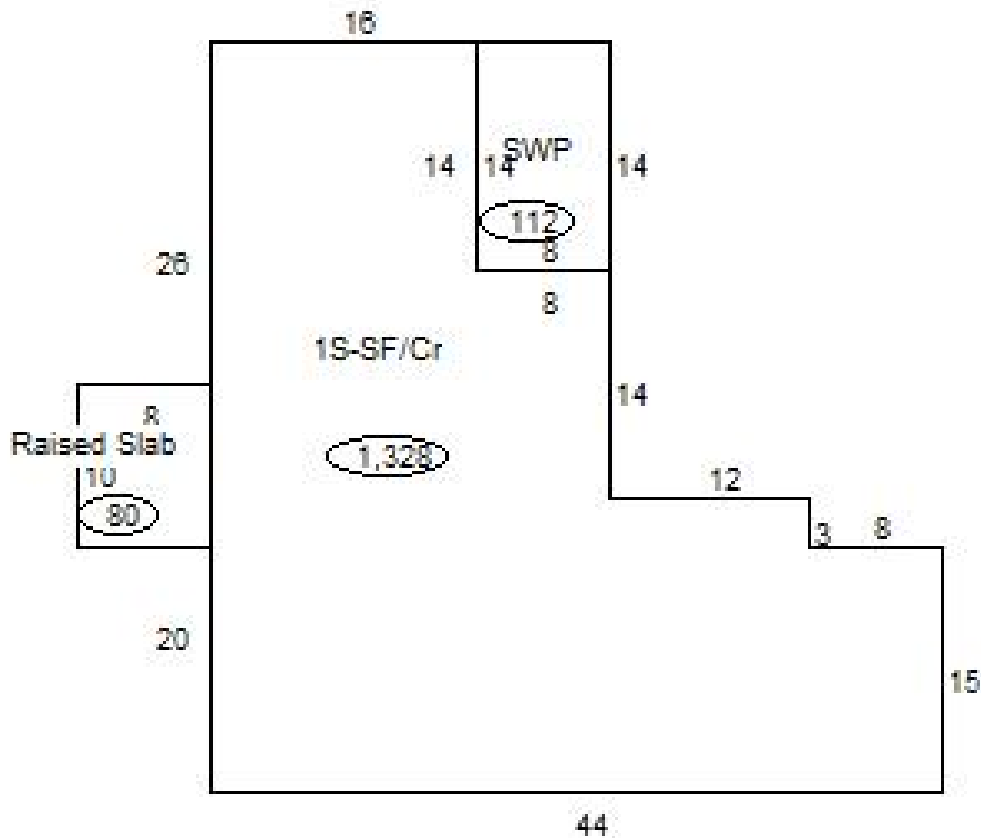
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:33:25
Page 3

Sketch Image

300003011



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	112	1.000	112
2	R	1	Crawl	20	1S-SF/Cr	1,328	1.000	1,328
3	M	PATO		20	Raised Slab	80	1.000	80
Total Building Area						1,328		1,328



Harper





Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:33:25
 Page 4

300003011

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shipping/Storage Container	20x8x8		Formed Metal	160		
	Qual	3	Cond	3	Year	2003	Eff Age	23
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD		
Base Cost (22.81 x 160)		3,650			3,650	2,373	1,277	
	SHDS	Shipping/Storage Container	20x8x8		Formed Metal	160		
	Qual	3	Cond	3	Year	2003	Eff Age	23
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD		
Base Cost (22.81 x 160)		3,650			3,650	2,373	1,277	
	BNGP	Barn - General Purpose	38x38x12		Galvanized Metal	1,444		
	Qual	3	Cond	3	Year	1975	Eff Age	51
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (72% Phys/ % Func)	RCNLD		
Base Cost (19.03 x 1,444)		27,479			27,479	19,785	7,694	
	GRDT	Garage - Detached	27x34x8		Composition Shingle	918		
	Qual	3	Cond	3	Year	1950	Eff Age	76
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (33.14 x 918)		30,423			30,423	24,338	6,085	



Harper

Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026
Time 06:33:25
Page 5

Agland Inventory

300003011

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			19.165	74	74	1,411	1,411
MG	MANSKER-POTTER 5-20%	NP	15			2.840	48	48	136	136
MG	MANSKER-POTTER 5-20%	CR	15			.195	76	76	15	15
PA	PRATT BILLOWY	NP	48			30.291	154	154	4,653	4,653
PA	PRATT BILLOWY	CR	48			.105	244	244	26	26
SD	SPUR LOAM	NP	70			14.300	224	224	3,203	3,203
WD	WOODWARD-QUINLAN3-8%	NP	23			17.937	74	74	1,320	1,320
WD	WOODWARD-QUINLAN3-8%	CR	23			.167	117	117	20	20
CR Totals						85.000			10,784	10,784
Total Agland						85.000			10,784	10,784