



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:38:00
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Assessment Data					Primary Image									
Account	300003338				<p>0000-05-28N-23W-3-001-00_002.JPG 9/22/2025</p>									
Parcel ID	0000-05-28N-23W-3-001-00													
Cadastral ID	0000-28N-23W-05-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	25794													
PHELPS, WILBUR C.														
614 CLARK AVENUE DODGE CITY KS 67801-														
Parcel Location														
Situs	528N23W31													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	5 / 28 / 23 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.89297305 -99.68798612														
SEC.5-28-23 SW4														
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></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					
					791/58	PHELPS, NADINE (ESTATE)	07/30/2025		04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	9,643	9,643	12%	1,157	Assessed	1,157	91.10					
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	9,643	9,643		1,157	Total Taxable	1,157	91.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003338	PHELPS, WILBUR C.	102	9,643	0	1,157	91.00							
2024	2024-300003338	PHELPS, NADINE	102	9,643	0	1,128	92.00							
2023	2023-300003338	PHELPS, NADINE	102	9,643	0	1,095	91.00							
2022	2022-300003338	PHELPS, NADINE	102	8,861	0	1,063	87.00							
2021	2021-300003338	PHELPS, NADINE	102	8,861	0	1,063	88.00							
2020	2020-300003338	PHELPS, NADINE	102	8,861	0	1,063	87.00							
2019	2019-0003338	PHELPS, NADINE	102	8,861		1,063	88.00							
2018	2018-0003338	PHELPS, NADINE	102	8,861		1,063	88.00							
2017	2017-0003338	PHELPS, NADINE	102	11,259		1,351	112.00							
2016	2016-0003338	PHELPS, NADINE	102	11,259		1,351	115.00							
2015	2015-0003338	PHELPS, NADINE	102	11,259		1,351	107.00							
2014	2014-0003338	PHELPS, NADINE	102	11,259		1,351	108.00							
2013	2013-0003338	PHELPS, NADINE	102	11,259		1,351	108.00							



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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



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 :	
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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	8,902		
Site Improvements			
Total Value	8,902	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

300003338

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			77.714	35	35	2,736	2,736
QA	QUINLAN LOAM	CR	11			.213	56	56	12	12
QC	QUINLAN-WDWARD 5-12%	NP	14			54.397	45	45	2,437	2,437
RA	RANDAL CLAY	CR	10			.323	51	51	16	16
WB	WOODWARD 3-8%	NP	33			5.799	106	106	612	612
WB	WOODWARD 3-8%	CR	33			15.924	168	168	2,675	2,675
WD	WOODWARD-QUINLAN3-8%	NP	23			5.630	74	74	414	414
NP Totals						160.000			8,902	8,902
Total Agland						160.000			8,902	8,902