



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:38:11
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Assessment Data					Primary Image									
Account	300003350				<p>0000-08-28N-23W-2-002-00_001.JPG 9/22/2025</p>									
Parcel ID	0000-08-28N-23W-2-002-00													
Cadastral ID	0000-28N-23W-08-2-002-00													
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	828N23W22													
Subdivision														
Lot/Block	/	Parcel Size	120 - Acres											
Sec/Twn/Rng	8 / 28 / 23 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.88903443 -99.69767239														
SEC. 8-28-23 N2NW4; SE4NW4														
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	10,587	10,587	12%	1,270	Assessed	1,270	100.00					
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	10,587	10,587		1,270	Total Taxable	1,270	100.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003350	PHELPS, WILBUR C.	102	10,587	0	1,270	100.00							
2024	2024-300003350	PHELPS, NADINE	102	10,587	0	1,270	103.00							
2023	2023-300003350	PHELPS, NADINE	102	10,587	0	1,270	105.00							
2022	2022-300003350	PHELPS, NADINE	102	10,646	0	1,278	105.00							
2021	2021-300003350	PHELPS, NADINE	102	10,646	0	1,278	106.00							
2020	2020-300003350	PHELPS, NADINE	102	10,646	0	1,278	105.00							
2019	2019-0003350	PHELPS, NADINE	102	10,646		1,278	106.00							
2018	2018-0003350	PHELPS, NADINE	102	10,646		1,278	106.00							
2017	2017-0003350	PHELPS, NADINE	102	10,646		1,278	106.00							
2016	2016-0003350	PHELPS, NADINE	102	10,646		1,278	109.00							
2015	2015-0003350	PHELPS, NADINE	102	10,646		1,278	101.00							
2014	2014-0003350	PHELPS, NADINE	102	10,646		1,278	102.00							
2013	2013-0003350	PHELPS, NADINE	102	10,646		1,278	102.00							



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Lot Data		Primary Image	
Lot Size	-	<p>0000-08-28N-23W-2-002-00 09/16/25</p> <p>0000-08-28N-23W-2-002-00_001.JPG 9/22/2025</p>	
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	0		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	-		
Method	-		
Base Lot Value	-		
Factor Value	-	GRM Approach	
Adjustments	-	GRM Code	
Lot Value	-	Gross Rent	
Residential Data		Indicated Value	
Type	-	Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adusted R	
Architecture	-	Indicated Value	
Style	-	Direct Comparables	
Exterior Wall	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
Base/Total Area /	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
Style	-	Comparables	
HVAC	-	Indicated Value	
Roof Cover	-	Value Reconciliation	
Area on Slab	-	Selected Approach Cost Approach	
Fixture/RghIn /	-	Improvements	
Bed/F/H Bath / /	-	Lot Value	
Basement Area	-	Indicated Value 0.00 Per SqFt	
Garage Type	-	Agland Value 10,587	
Remodel	-	Site Improvements	
Year/Eff Age /	-	Total Value 10,587 0.00 Total Value Per SqFt	
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
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

300003350

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CB	CAREY SILT 3-5%	CR	41			2.912	209	209	608	608
CB	CAREY SILT 3-5%	NP	41			10.061	131	131	1,320	1,320
QA	QUINLAN LOAM	NP	11			43.068	35	35	1,516	1,516
QC	QUINLAN-WDWARD 5-12%	NP	14			12.999	45	45	582	582
QC	QUINLAN-WDWARD 5-12%	CR	14			4.571	71	71	326	326
RA	RANDAL CLAY	CR	10			4.052	51	51	206	206
WB	WOODWARD 3-8%	NP	33			17.343	106	106	1,831	1,831
WB	WOODWARD 3-8%	CR	33			24.995	168	168	4,198	4,198
CR Totals						120.000			10,587	10,587
Total Agland						120.000			10,587	10,587