



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:38:33
 Page 1

Assessment Data					Primary Image														
Account	300003375																		
Parcel ID	0000-17-28N-23W-2-001-00																		
Cadastral ID	0000-28N-23W-17-2-001-00																		
Property Type	REAL - Real Property																		
Property Class	RA	VI Area	3																
Tax Area	102 - 4R-BUFFALO																		
Name ID	13817	Fractional Ownership																	
ALLEN, JO ANN TRUST, ETAL																			
% JO ANN ALLEN																			
5813 E. ST. CHARLES RD COLUMBIA MO 65202-0000																			
Parcel Location					0000-17-28N-23W-2-001-00_001.JPG 9/22/2025														
Situs	1728N23W21				0000-17-28N-23W-2-001-00 09/22/25														
Subdivision					0000-17-28N-23W-2-001-00_001.JPG 9/22/2025														
Lot/Block	/	Parcel Size	240 - Acres																
Sec/Twn/Rng	17 / 28 / 23 / 2																		
Neighborhood	1000 - COUNTY																		
School District	4-BUFFAL - 4-BUFFALO																		
Legal Description					Building Permits														
SEC.17-28-23 W2NW4; SW4 *FRACTIONAL INTEREST*					Lat/Long: 36.90558753 -99.71930476														
					<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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	ALLEN, JO ANN (TRUST), ETAL													
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	2,166	2,166	12%	260	Assessed	260	20.47										
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	2,166	2,166		260	Total Taxable	260	20.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300003375	ALLEN, JO ANN TRUST, ETAL	102	2,166	0	260	20.00												
2024	2024-300003375	ALLEN, JO ANN TRUST, ETAL	102	2,166	0	260	21.00												
2023	2023-300003375	ALLEN, JO ANN TRUST, ETAL	102	2,166	0	260	22.00												
2022	2022-300003375	ALLEN, JO ANN (TRUST), ETAL	102	2,171	0	261	21.00												
2021	2021-300003375	ALLEN, JO ANN (TRUST), ETAL	102	2,171	0	261	22.00												
2020	2020-300003375	ALLEN, JO ANN (TRUST), ETAL	102	2,171	0	261	21.00												
2019	2019-0003375	ALLEN, JO ANN (TRUST), ETAL	102	2,171		261	22.00												
2018	2018-0003375	ALLEN, JO ANN (TRUST), ETAL	102	2,171		261	22.00												
2017	2017-0003375	ALLEN, JO ANN (TRUST), ETAL	102	2,171		261	22.00												
2016	2016-0003375	ALLEN, JO ANN (TRUST), ETAL	102	3,245		389	33.00												
2015	2015-0003375	ALLEN, JO ANN (TRUST), ETAL	102	3,245		389	31.00												
2014	2014-0003375	ALLEN, JO ANN (TRUST), ETAL	102	3,245		389	31.00												
2013	2013-0003375	ALLEN, JO ANN (TRUST), ETAL	102	3,245		389	31.00												



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:38:33
 Page 2

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	-	0000-17-28N-23W-2-001-00_001.JPG 9/22/2025						
Adjustments	-	GRM Approach						
Lot Value	-	GRM Code						
Residential Data		Gross Rent						
Type	-	Indicated Value						
Condition	-	Multiple Regression						
Quality	-	MRA Code						
Architecture	-	Adusted R						
Style	-	Indicated Value						
Exterior Wall	-	Direct Comparables						
Base/Total Area /	-	Selection Model DEFAULT DEFAULT SELECTION MODEL						
Style	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
HVAC	-	Comparables						
Roof Cover	-	Indicated Value						
Area on Slab	-	Value Reconciliation						
Fixture/RghIn /	-	Selected Approach Cost Approach						
Bed/F/H Bath / /	-	Improvements						
Basement Area	-	Lot Value						
Garage Type	-	Indicated Value 0.00 Per SqFt						
Remodel	-	Aglard Value 2,166						
Year/Eff Age /	-	Site Improvements						
Cost Approach		Total Value 2,166 0.00 Total Value Per SqFt						
Manual :								
Base Cost 0.00	Total Misc Impr + 0							
Roofing Adj + 0.00	Garage Cost +							
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 =							
Adj Base Cost = 0.00	Lot Value +							
Total Area x	Indicated Value =							
Adjusted Cost = 0	Value Per SqFt 0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:38:33
Page 3

Agland Inventory

300003375

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			.073	160	160	12	12
QA	QUINLAN LOAM	NP	11			114.743	35	35	4,039	4,039
QC	QUINLAN-WDWARD 5-12%	NP	14			123.609	45	45	5,538	5,538
WB	WOODWARD 3-8%	NP	33			.207	106	106	22	22
WD	WOODWARD-QUINLAN3-8%	NP	23			1.369	74	74	101	101
NP Totals						240.000			9,712	9,712
Total Agland						240.000			9,712	9,712