



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:43:55
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300003762 Parcel ID 0000-28-28N-25W-1-003-00 Cadastral ID 0000-28N-25W-28-1-003-00 Property Type REAL - Real Property Property Class RC VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13968 KN TELECOMMUNICATIONS, INC. A COLORADO CORPORATION P O BOX 4372 HOUSTON TX 77210-4372 Parcel Location Situs 2828N25W13 Subdivision Lot/Block / Parcel Size 9.32 - Acres Sec/Twn/Rng 28 / 28 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-28-28N-25W-1-003-00 9/2/2021</p> <p>1 9/7/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.82762655 -99.62320815 SEC. 28-28-25 TRACT IN NE4 BOOK 572 PAGE 191																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 9.32</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 9.32 x 5,000.00 = 46,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 46,600</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 46,600</p> <p>Cost Approach Value 46,600</p>	<p>Image Information</p> <p>Image ID 16386</p> <p>Image Date 9/7/2021</p> <p>Name 3762_1.JPG</p> <p>Description 1</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 46,600</p> <p>Total Appraised Value 46,600</p>	