



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300003984													
Parcel ID	0000-17-29N-22W-1-001-00													
Cadastral ID	0000-29N-22W-17-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	14071													
SNAKE CREEK RANCH COMPANY														
2618 CR GG ASHLAND KS 67831-0000														
Parcel Location														
Situs	1729N22W11													
Subdivision														
Lot/Block	/	Parcel Size	126 - Acres											
Sec/Twn/Rng	17 / 29 / 22 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.84240628 -99.62740884														
SEC.17-29-22 LOTS 1-2; S2NE4 BOOK 726 PAGE 647														
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					
					726/647	ERWIN, MARK DUANE (TRUST)	05/12/2017	230,000	08					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	27,154	27,154	12%	3,258	Assessed	18,495	1,456.30					
Year Frozen		Improvements	133,954	126,978		15,237	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	161,108	154,132		18,495	Total Taxable	18,495	1,456.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003984	SNAKE CREEK RANCH COMPANY	102	161,108	0	17,957	1,414.00							
2024	2024-300003984	SNAKE CREEK RANCH COMPANY	102	167,797	0	17,433	1,420.00							
2023	2023-300003984	SNAKE CREEK RANCH COMPANY	102	156,410	0	16,926	1,400.00							
2022	2022-300003984	SNAKE CREEK RANCH COMPANY	102	155,781	0	16,433	1,352.00							
2021	2021-300003984	SNAKE CREEK RANCH COMPANY	102	132,958	0	15,955	1,317.00							
2020	2020-300003984	SNAKE CREEK RANCH COMPANY	102	132,958	0	15,955	1,313.00							
2019	2019-0003984	SNAKE CREEK RANCH COMPANY	102	134,777		16,173	1,340.00							
2018	2018-0003984	SNAKE CREEK RANCH COMPANY	102	135,660		16,279	1,350.00							
2017	2017-0003984	SNAKE CREEK RANCH COMPANY	102	124,143		10,983	913.00							
2016	2016-0003984	ERWIN, MARK DUANE (TRUST)	102	125,826		10,634	905.00							
2015	2015-0003984	ERWIN, MARK DUANE (TRUST)	102	124,458		10,295	817.00							
2014	2014-0003984	ERWIN, MARK DUANE	102	119,475		10,966	879.00							
2013	2013-0003984	ERWIN, VERLON (TRUST) &	102	88,725		9,647	768.00							




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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>0000-17-29N-22W-1-001-00 05/21/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	2,384 / 3,576
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	2,384
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	620 Built-In Garage
Remodel	
Year/Eff Age	1970 / 62

HOUSE WITH DECK 5/23/2024

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	63.25	Total Misc Impr	+ 17,646
Roofing Adj	+ 2.68	Garage Cost	+ 11,810
Subfloor Adj	+ -0.58	Total RCN	= 306,989
Heat/Cool Adj	+ 9.78	Depreciation (66%)	- 202,613
Plumbing Adj	+ 2.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 104,376
Adj Base Cost	= 77.61	Lot Value	+ 5,000
Total Area	x 3,576	Indicated Value	= 109,376
Adjusted Cost	= 277,533	Value Per SqFt	30.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,376		
Lot Value	5,000		
Indicated Value	109,376	30.59	Per SqFt
Agland Value	22,154		
Site Improvements	28,090		
Total Value	159,620	44.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1970	1	4,340.86		4,341
WODO	Wood Deck - Open	1896	45x10	2012	450	13.67		6,152
EPKS	Enclosed Porch - Kneewall Screen	1897	23x12	2012	276	21.96		6,061
PATO	Slab Porch - Open	12155	24x5	2012	120	9.10		1,092



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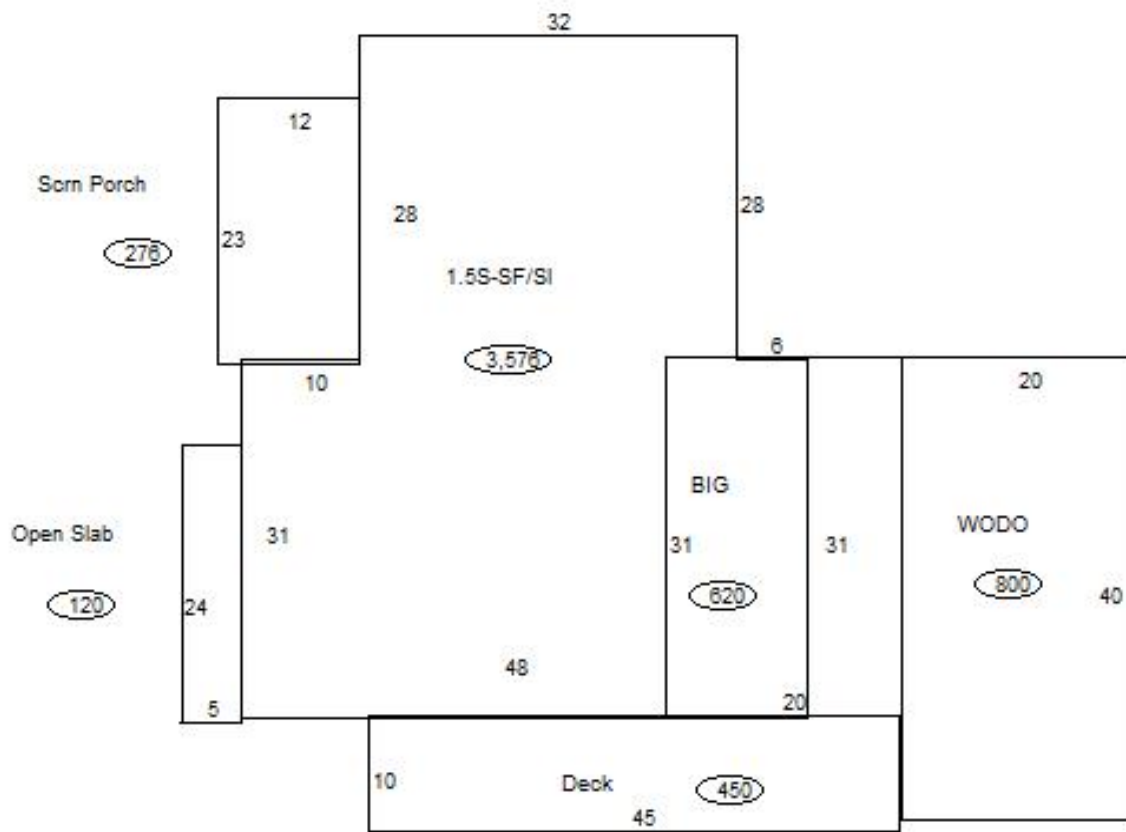
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,384	1.500	3,576
2	G	8		20	BIG	620	1.000	620
3	M	WODO		20	Deck	450	1.000	450
4	M	EPKS		20	Scrn Porch	276	1.000	276
5	M	PATO		20	Open Slab	120	1.000	120
Total Building Area						2,384		3,576



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	HAYS	5 STALL OPEN BARN	55x20x12	Dirt	Galvanized Metal	1,100	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
		Base Cost (7.70 x 1,100)	8,470		8,470	6,437	2,033
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1989	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	UTIL	VET/WORKING BLDG	28x15x8	Concrete	Formed Metal	420	
	Qual	4	Cond 4	Year 1989	Eff Age 30		
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)		RCNLD
		Base Cost (31.46 x 420)	13,213		13,213	7,531	5,682
	ASC	FRONT OF VET AWNING	12x15x8	Concrete	Formed Metal	180	
	Qual	3	Cond 3	Year 1989	Eff Age 28		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (4.09 x 180)	736		736	589	147
	GBST	Grain Bin 1000 BU GR BN	0x0x0			1,000	
	Qual	3	Cond 3	Year 1989	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	GBST	Grain Bin - Storage / OVERHEAD	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1989	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	PACN	Paving - Concrete	65x40x0	Concrete		2,600	
	Qual	4	Cond 4	Year 1985	Eff Age 33		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (4.79 x 2,600)	12,454		12,454	9,963	2,491

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	30x60x14	Concrete	Formed Metal	1,800	
	Qual	3	Cond 4	Year 1980	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)		RCNLD
	Base Cost (22.98 x 1,800)		41,364		41,364	26,059	15,305
	SHDS	Shed, Metal	20x10x8	Dirt	Galvanized Metal	200	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (15.73 x 200)		3,146		3,146	2,517	629
	CKCP	Chicken Coop	28x18x8	Dirt	Galvanized Metal	504	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (5.03 x 504)		2,535		2,535	2,028	507
	GBST	Grain Bin 10000 BU GR	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QC	QUINLAN-WDWARD 5-12%	CR	14			32.808	71	71	2,338	2,338
QC	QUINLAN-WDWARD 5-12%	NP	14			5.013	45	45	225	225
TA	TIPTON SILT 0-1%	NP	60			11.595	192	192	2,226	2,226
TA	TIPTON SILT 0-1%	CR	60			22.924	305	305	7,001	7,001
TB	TIPTON SILT 1-3%	CR	52			27.768	265	265	7,350	7,350
TB	TIPTON SILT 1-3%	NP	52			2.033	166	166	338	338
WD	WOODWARD-QUINLAN3-8%	CR	23			22.859	117	117	2,676	2,676
CR Totals						125.000			22,154	22,154
Total Agland						125.000			22,154	22,154