



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 | 300004049 | | | | | | | | | | | | | | | | | | |
| Parcel ID | 0000-31-29N-22W-2-001-00 | | | | | | | | | | | | | | | | | | |
| Cadastral ID | 0000-29N-22W-31-2-001-00 | | | | | | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | | | | | | |
| Property Class | RA | VI Area | 2 | | | | | | | | | | | | | | | | |
| Tax Area | 102 - 4R-BUFFALO | | | | | | | | | | | | | | | | | | |
| Name ID | 24589 | | | | HOUSE 5/23/2024 | | | | | | | | | | | | | | |
| Parcel Location | | | | | Legal Description Lat/Long: 36.92558399 -99.63417369 | | | | | | | | | | | | | | |
| Situs | 406 US HWY 183 | | | | <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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 317 - Acres | | | | | | | | | | | | | | | | |
| Sec/Twn/Rng | 31 / 29 / 22 / 2 | | | | | | | | | | | | | | | | | | |
| Neighborhood | 1000 - COUNTY | | | | | | | | | | | | | | | | | | |
| School District | 4-BUFFAL - 4-BUFFALO | | | | Exemptions | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Sale History | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 78.740 | Current Tax | | | | | | | | | | | |
| Remove Cap | | Land Value | 36,855 | 31,427 | 12% | 3,771 | Assessed | 15,680 | 1,234.64 | | | | | | | | | | |
| Year Frozen | | Improvements | 99,245 | 99,245 | | 11,909 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 23,863 | Mobile Home | 0 | 0 | 0 | Exemption | 1,000 | -79.00 | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 136,100 | 130,672 | 15,680 | Total Taxable | 14,680 | 1,156.00 | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-300004049 | WEDER, TOMMY R. & | | | 102 | 111,000 | 1000 | 11,444 | 901.00 | | | | | | | | | | |
| 2024 | 2024-300004049 | WEDER, TOMMY R. & | | | 102 | 132,852 | 1000 | 11,081 | 902.00 | | | | | | | | | | |
| 2023 | 2023-300004049 | WEDER, TOMMY R. & | | | 102 | 120,617 | 1000 | 10,729 | 888.00 | | | | | | | | | | |
| 2022 | 2022-300004049 | WEDER, TOMMY R. & | | | 102 | 121,032 | 1000 | 10,388 | 855.00 | | | | | | | | | | |
| 2021 | 2021-300004049 | WEDER, TOMMY R. & | | | 102 | 115,973 | 1000 | 10,056 | 830.00 | | | | | | | | | | |
| 2020 | 2020-300004049 | WEDER, TOMMY R. ETUX | | | 102 | 115,973 | 1000 | 9,734 | 801.00 | | | | | | | | | | |
| 2019 | 2019-0004049 | WEDER, TOMMY R. ETUX | | | 102 | 118,601 | | 9,422 | 781.00 | | | | | | | | | | |
| 2018 | 2018-0004049 | WEDER, TOMMY R. ETUX | | | 102 | 121,229 | | 9,118 | 756.00 | | | | | | | | | | |
| 2017 | 2017-0004049 | WEDER, TOMMY R. ETUX | | | 102 | 117,591 | | 8,824 | 734.00 | | | | | | | | | | |
| 2016 | 2016-0004049 | WEDER, TOMMY R. ETUX | | | 102 | 120,017 | | 8,538 | 726.00 | | | | | | | | | | |
| 2015 | 2015-0004049 | WEDER, TOMMY R. ETUX | | | 102 | 117,717 | | 8,260 | 656.00 | | | | | | | | | | |
| 2014 | 2014-0004049 | WEDER, TOMMY R. ETUX | | | 102 | 114,062 | | 7,991 | 640.00 | | | | | | | | | | |
| 2013 | 2013-0004049 | WEDER, TOMMY R. ETUX | | | 102 | 115,131 | | 7,728 | 616.00 | | | | | | | | | | |



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| Lot Data | Acre - HomeSite and Tracts | Primary Image |
|---|----------------------------|---------------|
| Lot Size Lot Count 0 Units Buildable 0 Non-Ag Acres 2.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.50 x 2,450.00 = 6,125 Factor Value Adjustments Lot Value 6,125 | | |

| Residential Data | |
|------------------------|---------------------------|
| Type | 7 Modular Home |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 1,872 / 1,872 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 3 / |
| Bed/F/H Bath | 4 / 3.0 / |
| Basement Area | 720 Total, 720 Partition |
| Garage Type | |
| Remodel | ROOF - |
| Year/Eff Age | 1985 / 31 |

| | |
|-------|-----------|
| HOUSE | 5/23/2024 |
|-------|-----------|

| GRM Approach | |
|------------------------|--|
| GRM Code | |
| Gross Rent | |
| Indicated Value | |

| Multiple Regression | |
|------------------------|--|
| MRA Code | |
| Adusted R | |
| Indicated Value | |

| Direct Comparables | | |
|-------------------------|---------|---------------------------|
| Selection Model | DEFAULT | DEFAULT SELECTION MODEL |
| Adjustment Model | DEFAULT | DEFAULT ADJUSTMENTS TABLE |
| Comparables | | |
| Indicated Value | | |

| Value Reconciliation | | | |
|--------------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 76,334 | | |
| Lot Value | 6,125 | | |
| Indicated Value | 82,459 | 44.05 | Per SqFt |
| Agland Value | 30,730 | | |
| Site Improvements | 22,911 | | |
| Total Value | 136,100 | 72.70 | Total Value Per SqFt |

| Cost Approach | | Manual : | |
|----------------------|-----------|----------------------------|-----------|
| Base Cost | 69.26 | Total Misc Impr | + 10,418 |
| Roofing Adj | + 0.00 | Garage Cost | + 0 |
| Subfloor Adj | + 0.00 | Total RCN | = 169,632 |
| Heat/Cool Adj | + 0.00 | Depreciation (55%) | - 93,298 |
| Plumbing Adj | + 2.03 | Lump Sums | + 0 |
| Basement Adj | + 13.76 | RCNLD | = 76,334 |
| Adj Base Cost | = 85.05 | Lot Value | + 6,125 |
| Total Area | x 1,872 | Indicated Value | = 82,459 |
| Adjusted Cost | = 159,214 | Value Per SqFt | 44.05 |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| EPKG | Enclosed Porch - Kneewall Glass | 7922 | 22x14 | 2007 | 308 | 25.02 | | 7,706 |
| PATO | Raised Slab Porch - Open | 7941 | 10x6 | 2017 | 60 | 9.78 | | 587 |
| PATO | Slab Porch - Open | 7942 | 8x5 | 2017 | 40 | 9.78 | | 391 |
| WDBS | Wood Burning Stove | | 1 | 1985 | 1 | 1,733.53 | | 1,734 |



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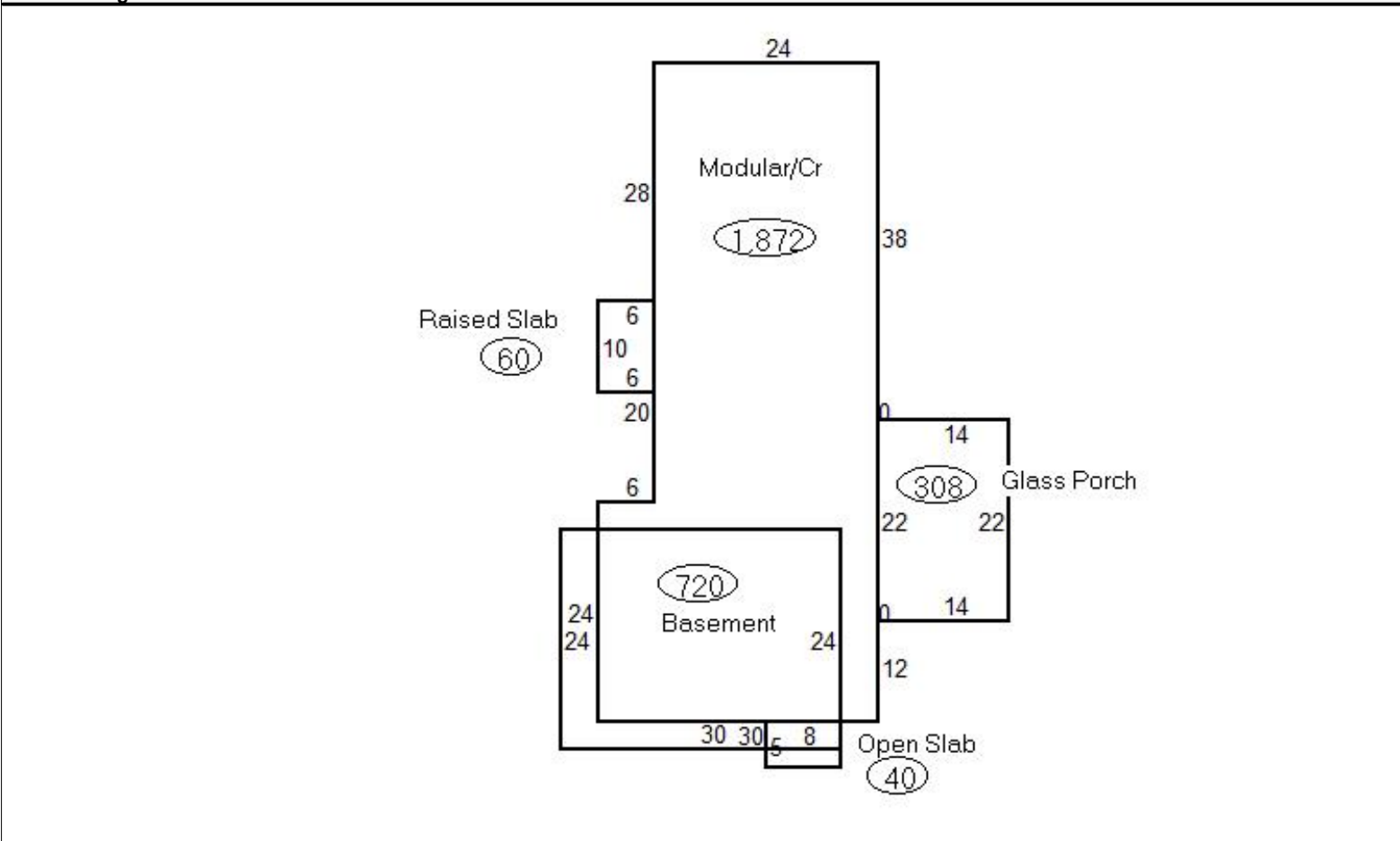
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Crawl | 10 | Modular/Cr | 1,872 | 1.000 | 1,872 |
| 2 | B | | | 10 | Basement | 720 | 1.000 | 720 |
| 3 | M | EPKG | | 10 | Glass Porch | 308 | 1.000 | 308 |
| 4 | M | PATO | | 10 | Raised Slab | 60 | 1.000 | 60 |
| 5 | M | PATO | | 10 | Open Slab | 40 | 1.000 | 40 |
| Total Building Area | | | | | | 1,872 | | 1,872 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|----------------|--------------------------|----------------------------------|-----------------------|-----------|--------------|---------------------------------|--------------|
| | SHDS | Shed - SH CONTAINER - RED | 20x8x8 | Base | | 160 | |
| | Qual | 3 | Cond 3 | Year 2010 | Eff Age 16 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (52% Phys/ 0% Func) | RCNLD |
| | | Base Cost (22.53 x 160) | 3,605 | | 3,605 | 1,875 | 1,730 |
| | GBST | Grain OVERHEAD BIN 2000 BU NORTH | 0x0x0 | | | 2,000 | |
| | Qual | 3 | Cond 3 | Year 2005 | Eff Age 21 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (61% Phys/ 0% Func) | RCNLD |
| | | Base Cost (1.62 x 2,000) | 3,240 | | 3,240 | 1,976 | 1,264 |
| | BFT1 | Bulk Feed Tank - Single 20 TON | 0x0x0 | | | 20 | |
| | Qual | 3 | Cond 3 | Year 2004 | Eff Age 22 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (73% Phys/ 0% Func) | RCNLD |
| | | Base Cost (236.24 x 20) | 4,725 | | 4,725 | 3,449 | 1,276 |
| | GBST | Grain Bin 8000 BU Sukup | 0x0x0 | | | 8,000 | |
| | Qual | 3 | Cond 3 | Year 2000 | Eff Age 26 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (70% Phys/ 0% Func) | RCNLD |
| | | Base Cost (1.62 x 8,000) | 12,960 | | 12,960 | 9,072 | 3,888 |
| | UTIL | Shed - Garage | 38x28x10 | Concrete | Formed Metal | 1,064 | |
| | Qual | 3 | Cond 3 | Year 1995 | Eff Age 31 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (58% Phys/ 0% Func) | RCNLD |
| | | Base Cost (26.85 x 1,064) | 28,568 | | 28,568 | 16,569 | 11,999 |
| | GBST | Grain Bin - 6500 BU | 0x0x0 | | | 6,500 | |
| | Qual | 3 | Cond 3 | Year 1990 | Eff Age 36 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (80% Phys/ 0% Func) | RCNLD |
| | | Base Cost (1.62 x 6,500) | 10,530 | | 10,530 | 8,424 | 2,106 |
| | GBST | Grain OVERHEAD BIN 2000 BU | 0x0x0 | | | 2,000 | |
| | Qual | 3 | Cond 3 | Year 1986 | Eff Age 40 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (80% Phys/ 0% Func) | RCNLD |
| | | Base Cost (1.62 x 2,000) | 3,240 | | 3,240 | 2,592 | 648 |



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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 |
|---------------------|----------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| CA | CAREY SILT 1-3% | CR | 50 | | | 6.159 | 255 | 255 | 1,568 | 1,568 |
| CA | CAREY SILT 1-3% | NP | 50 | | | 6.047 | 160 | 160 | 967 | 967 |
| CA | CAREY SILT 1-3% | CR | 50 | LPI | | 13.000 | 255 | 255 | 3,309 | 3,309 |
| CA | CAREY SILT 1-3% | NP | 50 | LPI | | 10.000 | 160 | 160 | 1,600 | 1,600 |
| LD | LOAMY ALLUVIAL LAND | NP | 33 | | | 11.321 | 106 | 106 | 1,196 | 1,196 |
| LD | LOAMY ALLUVIAL LAND | CR | 33 | LPI | | 2.000 | 168 | 168 | 336 | 336 |
| LD | LOAMY ALLUVIAL LAND | NP | 33 | LPI | | 1.000 | 106 | 106 | 106 | 106 |
| QA | QUINLAN LOAM | IP | 11 | | | 2.761 | 43 | 43 | 120 | 120 |
| QA | QUINLAN LOAM | CR | 11 | | | 1.037 | 56 | 56 | 58 | 58 |
| QA | QUINLAN LOAM | NP | 11 | | | 47.852 | 35 | 35 | 1,684 | 1,684 |
| QA | QUINLAN LOAM | CR | 11 | LPI | | 1.000 | 56 | 56 | 56 | 56 |
| QA | QUINLAN LOAM | NP | 11 | LPI | | 10.000 | 35 | 35 | 352 | 352 |
| QC | QUINLAN-WDWARD 5-12% | CR | 14 | | | .426 | 71 | 71 | 30 | 30 |
| QC | QUINLAN-WDWARD 5-12% | IP | 14 | | | 11.580 | 55 | 55 | 639 | 639 |
| QC | QUINLAN-WDWARD 5-12% | NP | 14 | | | 29.836 | 45 | 45 | 1,337 | 1,337 |
| QC | QUINLAN-WDWARD 5-12% | CR | 14 | LPI | | 12.000 | 71 | 71 | 855 | 855 |
| QC | QUINLAN-WDWARD 5-12% | NP | 14 | LPI | | 40.000 | 45 | 45 | 1,792 | 1,792 |
| WA | WOODWARD 1-3% | CR | 43 | | | .015 | 219 | 219 | 3 | 3 |
| WA | WOODWARD 1-3% | CR | 43 | LPI | | 3.000 | 219 | 219 | 657 | 657 |
| WA | WOODWARD 1-3% | NP | 43 | LPI | | 1.000 | 138 | 138 | 138 | 138 |
| WB | WOODWARD 3-8% | NP | 33 | | | 6.509 | 106 | 106 | 687 | 687 |
| WB | WOODWARD 3-8% | CR | 33 | | | 8.380 | 168 | 168 | 1,408 | 1,408 |
| WB | WOODWARD 3-8% | IP | 33 | | | 25.123 | 130 | 130 | 3,266 | 3,266 |
| WB | WOODWARD 3-8% | CR | 33 | LPI | | 34.000 | 168 | 168 | 5,711 | 5,711 |
| WB | WOODWARD 3-8% | NP | 33 | LPI | | 12.000 | 106 | 106 | 1,267 | 1,267 |
| WD | WOODWARD-QUINLAN3-8% | CR | 23 | | | .150 | 117 | 117 | 18 | 18 |
| WD | WOODWARD-QUINLAN3-8% | IP | 23 | | | .306 | 91 | 91 | 28 | 28 |
| WD | WOODWARD-QUINLAN3-8% | CR | 23 | LPI | | 5.000 | 117 | 117 | 585 | 585 |
| WD | WOODWARD-QUINLAN3-8% | NP | 23 | LPI | | 13.000 | 74 | 74 | 957 | 957 |
| NP Totals | | | | | | 314.500 | | | 30,730 | 30,730 |
| Total Agland | | | | | | 314.500 | | | 30,730 | 30,730 |