



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005655 <b>Parcel ID</b> 1070-00-270-001-0-001-00 <b>Cadastral ID</b> 1070-270-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 201 - 4T-BUFFALO-C <b>Name ID</b> 14872 LOVE'S TRAVEL STOPS & COUNTRY STORES, INC. % GRANT THORNTON LLP P O BOX 5256 OAK BROOK IL 60522-5256																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00721 N HOY ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0001 / 0270 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 100100 - BUFFALO ORIG/MILLERS <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.84399805 -99.62671799					<b>Building Permits</b> BUILDING 3/4/2024																																																																																																																				
MILLERS ADD. BLOCK 270 LOTS 1-3-5					<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																																																																																																											
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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 7600</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 9,500.00 x .80 = 7,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 7,600</p>	 <p>1070-00-270-001-0-001-00 02/26/24</p>
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 2,084</p> <p>Total Base Value 357,802</p> <p>Modifier Value 43,239</p> <p>Misc Improvements</p> <p>Replacement Cost New 401,041</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 160,416</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 160,416</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 9,518</p> <p>Total Improvement Value 169,934</p> <p>Land Value 7,600</p> <p>Cost Approach Value 177,534 85.19/SqFt</p>	<p>Image ID 29097</p> <p>Image Date 3/4/2024</p> <p>Name 001.JPG</p> <p>Description BUILDING</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 9,518</p> <p>Land Value 7,600</p> <p>Total Appraised Value 177,534 85.19/SqFt</p>



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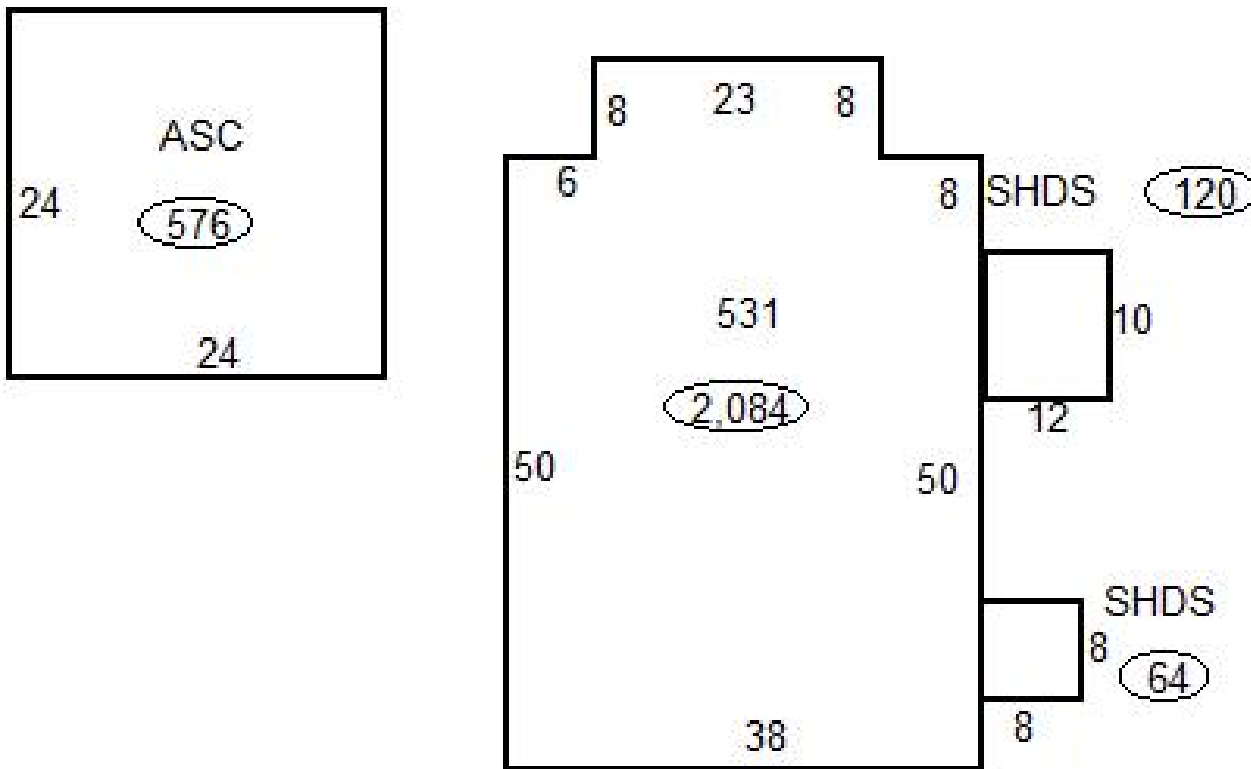
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Sketch Image

300005655



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	ASC		20	ASC	576	1.000	576
2	O	SHDS		25	SHDS	64	1.000	64
3	C	531		25	531	2,084	1.000	2,084
4	O	SHDS		25	SHDS	120	1.000	120
<b>Total Building Area</b>						2,084		2,084



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Account 300005655  
 Parcel ID 1070-00-270-001-0-001-00  
 Cadastral ID 1070-270-001-00-0-001-00

Tax Area Code 201  
 Property Class UC  
 Owners Name LOVE'S TRAVEL STOPS & COUNTRY

### Building Data

Building ID 120  
 Building Sequence 1  
 Occupancy 1 531 Mini-Mart Convenience Store 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 2,084  
 Average Perimeter 192  
 Number Of Storys 1.00  
 Average Wall Ht 12.00  
 Year Built 1967  
 Effective Age 38  
 Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
 Quality 4.25 - Good  
 Condition 4.5 - Good  
 Exterior Wall 5 - Brick with Block Back-up  
 Heating/Cooling 8 - Warmed and Cooled Air  
 Roof Type Flat  
 Roof Cover Tar & Gravel

Basement Area  
 Basement Levels  
 Basement Finish  
 Finish Code - 1  
 Finish Area - 1  
 Finish Code - 2  
 Finish Area - 2

### Building Image



### Image Information

Image Name 001.JPG  
 Image Date 3/4/2024  
 Image Name 001.JPG  
 Description BUILDING

### Cost Calculations

Appraisal Zone 2  
 Zone Description VI AREA 2  
 Base Cost 86.10  
 Wall Cost 70.77  
 HVAC Cost 14.82  
 Basement Cost 0.00  
 Total Base Cost 171.69  
 Total Area 2,084  
 Base RCN 357,802  
 Misc Impr Value

Manual Date  
 Base Year 2026  
 Modifier Value 43,239  
 Total Replacement Cost 401,041  
 Physical Depreciation 60%  
 Functional Depreciation  
 Total Depreciation 60% (240,625)  
 Total RCNLD 160,416  
 Lump Sums  
 Total Building Value 160,416 \$ 76.98 Per SqFt

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Fuel Dispenser (Double)	Count	2		23,709
	Fuel Tanks	Gallons	12600		19,530
<b>Total Modifier Value</b>					<b>43,239</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / GAMBREL ROOF	10x12x0	Dirt	Composition Roll	120
	Qual	4	Cond 4	Year 2010	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (20.85 x 120)				2,502	1,176	1,326
	SHDS	Shed - Small / YELLOW	8x8x6	Dirt	Composition Roll	64
	Qual	4	Cond 4	Year 2008	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (26.29 x 64)				1,683	825	858
	ARSA	Air Service - Auto	0x0x0			1
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (1,527.65 x 1)				1,528	1,222	306
	PACN	Paving - Concrete	70x18x0	Concrete		1,260
	Qual	4	Cond 4	Year 1967	Eff Age 47	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (5.07 x 1,260)				6,388	5,110	1,278
	PACN	Paving - Concrete / FRONT PARKING LOT	100x24x0	Concrete		2,400
	Qual	4	Cond 4	Year 1967	Eff Age 47	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.84 x 2,400)				11,616	9,293	2,323
	PACN	Paving - Concrete / NORTH PARKING LOT	66x46x0	Concrete		3,036
	Qual	4	Cond 4	Year 1967	Eff Age 47	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.72 x 3,036)				14,330	11,464	2,866
	ASC	Awing/Shelter/Carport / GAS PUMPS	24x24x12	Concrete	Formed Metal	576
	Qual	4	Cond 4	Year 1967	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.87 x 576)				2,805	2,244	561



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BNV Building No Value / TANKS ON BUILD. MOD 0x0x0

Qual Cond Year Eff Age

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD  
Base Cost (0.00 x )

Total Site Improvement Value 9,518