



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:10:28  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005657 <b>Parcel ID</b> 1070-00-270-007-0-001-00 <b>Cadastral ID</b> 1070-270-007-00-0-001-00 <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					<p>1070-00-270-007-0-001-00 02/26/24</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00719 N HOY ST <b>Subdivision</b> MILLER'S ADDN <b>Lot/Block</b> 0007 / 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										PARKING LOT 3/4/2024																																																																																																															
<b>Legal Description</b> Lat/Long: 36.83977051 -99.62825550 MILLERS ADD. BLOCK 270 LOTS 7-9-11 LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.					<b>Building Permits</b> <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 75 x 100</p> <p>Lot Count</p> <p>Units Buildable 6000</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 7,500.00 x .80 = 6,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,000</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 29,588</p> <p>Total Improvement Value 29,588</p> <p>Land Value 6,000</p> <p>Cost Approach Value 35,588</p>	<p>Image ID 29103</p> <p>Image Date 3/4/2024</p> <p>Name 001.JPG</p> <p>Description PARKING LOT</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 29,588</p> <p>Land Value 6,000</p> <p>Total Appraised Value 35,588</p>	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SOUTH PARKING LOT	95x85x0	Concrete		8,075
	Qual	6	Cond 6	Year 2008	Eff Age 7	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.91 x 8,075)		47,723	18,135	29,588
<b>Total Site Improvement Value</b>						<b>29,588</b>