



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:10:59
 Page 1

Assessment Data					Primary Image																																																																																														
Account 300005691 Parcel ID 1080-00-003-006-0-001-00 Cadastral ID 1080-003-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 201 - 4T-BUFFALO-C Name ID 25694 AMSTER, MELISSA PO BOX 266 407 N. LOCUST BUFFALO KS 73834- Parcel Location Situs 00407 N LOCUST ST Subdivision NORTH SIDE ADDN Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100200 - NORTHERN ADDS School District 4-BUFFAL - 4-BUFFALO					<p>1080-00-003-006-0-001-00 02/26/24</p>																																																																																														
HOUSE										3/4/2024																																																																																									
Legal Description					Building Permits																																																																																														
NORTH SIDE ADD. BLOCK 3 LOT 6 BOOK 788 PAGE 30					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																																																																																														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption																																																			<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>788/30</td><td>APPLETON, LUCAS T. &</td><td>02/28/2025</td><td>30,000</td><td>Q</td></tr> <tr><td>736/85</td><td>QUINBY, SHAWN & TORI QUIN</td><td>06/18/2018</td><td>28,500</td><td>21</td></tr> <tr><td>734/330</td><td>QUINBY, GREG</td><td>02/26/2018</td><td>0</td><td>04</td></tr> <tr><td>697/303</td><td>INGRAHAM, MICHAEL C.</td><td>01/29/2014</td><td>25,000</td><td>PQ</td></tr> <tr><td>579/206</td><td>CRISWELL, DOROTHY L.</td><td>12/02/2002</td><td>22,500</td><td>Q</td></tr> <tr><td>/</td><td>APPLETON, LUCAS T. &</td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	788/30	APPLETON, LUCAS T. &	02/28/2025	30,000	Q	736/85	QUINBY, SHAWN & TORI QUIN	06/18/2018	28,500	21	734/330	QUINBY, GREG	02/26/2018	0	04	697/303	INGRAHAM, MICHAEL C.	01/29/2014	25,000	PQ	579/206	CRISWELL, DOROTHY L.	12/02/2002	22,500	Q	/	APPLETON, LUCAS T. &			
Code	Type	Active	Maximum	Exemption																																																																																															
Bk/Pg	Grantor	Date	Price	Code																																																																																															
788/30	APPLETON, LUCAS T. &	02/28/2025	30,000	Q																																																																																															
736/85	QUINBY, SHAWN & TORI QUIN	06/18/2018	28,500	21																																																																																															
734/330	QUINBY, GREG	02/26/2018	0	04																																																																																															
697/303	INGRAHAM, MICHAEL C.	01/29/2014	25,000	PQ																																																																																															
579/206	CRISWELL, DOROTHY L.	12/02/2002	22,500	Q																																																																																															
/	APPLETON, LUCAS T. &																																																																																																		
Parcel Valuation																																																																																																			
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																										
Remove Cap	2026	Land Value	2,228	2,228	12%	267	Assessed	4,892	385.20																																																																																										
Year Frozen		Improvements	38,541	38,541		4,625	Penalty	0																																																																																											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																																																																										
TIF Project ID	0	Total Value	40,769	40,769		4,892	Total Taxable	4,892	385.00																																																																																										
Assessment History																																																																																																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-300005691	AMSTER, MELISSA			201	40,769	0	4,582	361.00																																																																																										
2024	2024-300005691	APPLETON, LUCAS T. &			201	45,109	0	4,364	355.00																																																																																										
2023	2023-300005691	APPLETON, LUCAS T. &			201	41,986	0	4,157	344.00																																																																																										
2022	2022-300005691	APPLETON, LUCAS T. &			201	36,102	0	3,959	326.00																																																																																										
2021	2021-300005691	APPLETON, LUCAS T. &			201	35,380	0	3,770	311.00																																																																																										
2020	2020-300005691	APPLETON, LUCAS T. &			201	36,998	0	3,591	296.00																																																																																										
2019	2019-0005691	APPLETON, LUCAS T.			201	28,500		3,420	283.00																																																																																										
2018	2018-0005691	APPLETON, LUCAS T.			201	35,801		3,473	288.00																																																																																										
2017	2017-0005691	QUINBY, GREG			201	35,801		3,308	275.00																																																																																										
2016	2016-0005691	QUINBY, GREG			201	34,286		3,150	268.00																																																																																										
2015	2015-0005691	QUINBY, GREG			201	25,000		3,000	238.00																																																																																										
2014	2014-0005691	QUINBY, GREG			201	35,324		3,220	258.00																																																																																										
2013	2013-0005691	INGRAHAM, MICHAEL C.			201	34,359		2,065	164.00																																																																																										



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:00
Page 2

Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	66.66 x 95.5	
Lot Count		
Units Buildable	2228	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,366.03 x .35 = 2,228	
Factor Value		
Adjustments		
Lot Value	2,228	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,365 / 1,365
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	266 Built-In Garage
Remodel	
Year/Eff Age	1950 / 76

HOUSE	3/4/2024
-------	----------

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	

Cost Approach		Manual :	
Base Cost	82.17	Total Misc Impr	+ 1,987
Roofing Adj	+ 4.06	Garage Cost	+ 7,438
Subfloor Adj	+ 0.00	Total RCN	= 148,218
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 109,682
Plumbing Adj	+ 4.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,536
Adj Base Cost	= 101.68	Lot Value	+ 2,228
Total Area	x 1,365	Indicated Value	= 40,764
Adjusted Cost	= 138,793	Value Per SqFt	29.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,536		
Lot Value	2,228		
Indicated Value	40,764	29.86	Per SqFt
Agland Value			
Site Improvements	224		
Total Value	40,988	30.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4196	7x6	1950	42	40.34		1,694
PATO	Slab Porch - Open	4197	6x5	1950	30	9.78		293



Harper

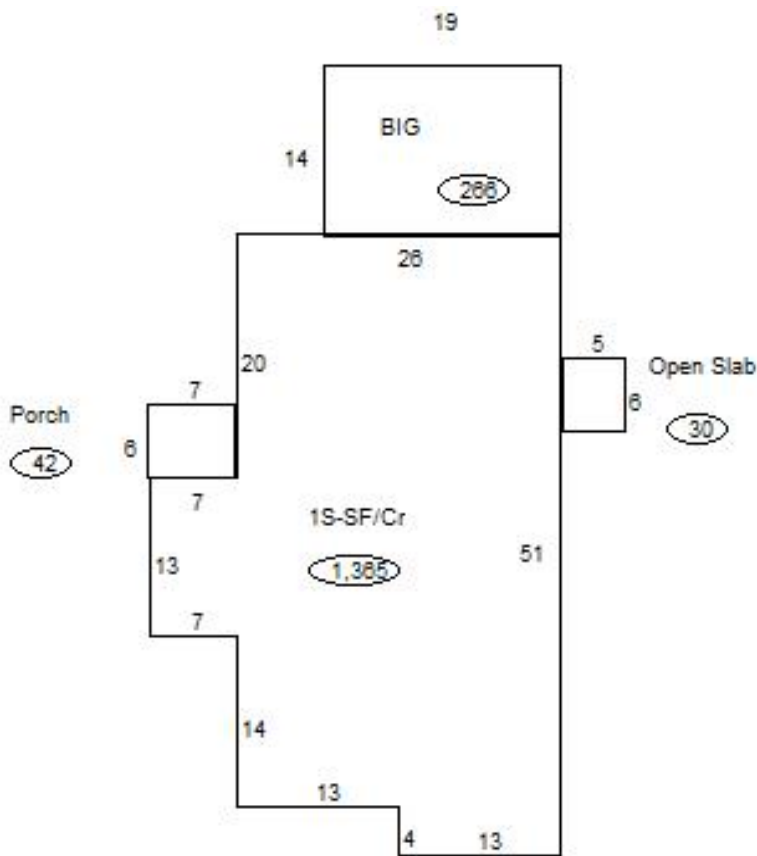
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:00
 Page 3

Sketch Image

300005691



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	8		20	BIG	266	1.000	266
2	M	RSPC		20	Porch	42	1.000	42
3	M	PATO		20	Open Slab	30	1.000	30
4	R	1	Crawl	20	1S-SF/Cr	1,365	1.000	1,365
Total Building Area						1,365		1,365



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:11:00
Page 4

300005691

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	29x10x0	Concrete		290
	Qual 2	Cond 2	Year 1960	Eff Age 79		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (3.87 x 290)	1,122		1,122	898
						224