




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:14:03
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Assessment Data					Primary Image									
Account	300005892				 <p>2001-00-035-012-0-001-00_001.JPG 2/28/2023</p>									
Parcel ID	2001-00-035-012-0-001-00													
Cadastral ID	2001-035-012-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25691													
UNRUH, JENNIFER SELLS														
599 RD. 21 PERU KS 67360-														
Parcel Location														
Situs	00519 SW SECOND ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0012 / 0035	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70637854 -99.89699807														
LAVERNE ORIG BLOCK 35 LOTS 12-13; W 19' OF 11 ROBERT DECEASED 9/25/2024														
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					
					787/749	SELLS, ROBERT G.	02/26/2025		04					
					517/109	HESTER, VERL J., ETAL	07/23/1996	9,000	FT					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2026	Land Value	3,864	3,864	12%	464	Assessed	4,865	326.88					
Year Frozen		Improvements	36,674	36,674		4,401	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	40,538	40,538		4,865	Total Taxable	4,865	327.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005892	UNRUH, JENNIFER SELLS	202	40,538	0	4,026	271.00							
2024	2024-300005892	SELLS, ROBERT G.	202	44,781	0	3,835	255.00							
2023	2023-300005892	SELLS, ROBERT G.	202	34,116	0	3,653	245.00							
2022	2022-300005892	SELLS, ROBERT G.	202	34,116	0	3,478	235.00							
2021	2021-300005892	SELLS, ROBERT G.	202	34,116	0	3,312	229.00							
2020	2020-300005892	SELLS, ROBERT G.	202	34,116	0	3,155	214.00							
2019	2019-0005892	SELLS, ROBERT G.	202	34,116		3,004	179.00							
2018	2018-0005892	SELLS, ROBERT G.	202	36,982		2,861	171.00							
2017	2017-0005892	SELLS, ROBERT G.	202	35,516		2,726	163.00							
2016	2016-0005892	SELLS, ROBERT G.	202	35,516		2,596	155.00							
2015	2015-0005892	SELLS, ROBERT G.	202	35,065		2,472	148.00							
2014	2014-0005892	SELLS, ROBERT G.	202	37,490		2,355	141.00							
2013	2013-0005892	SELLS, ROBERT G.	202	48,235		2,242	134.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	69 x 140	<p>2001-00-035-012-0-001-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	3864	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,660.00 x .40 = 3,864	
Factor Value		
Adjustments		
Lot Value	3,864	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,016 / 1,016
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	2 / 1.0 /
Basement Area	
Garage Type	480 Detached Garage - Finished
Remodel	
Year/Eff Age	1950 / 76



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	92.31	Total Misc Impr	+ 3,858
Roofing Adj	+ 4.40	Garage Cost	+ 19,670
Subfloor Adj	+ 0.00	Total RCN	= 139,108
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 102,940
Plumbing Adj	+ 6.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,168
Adj Base Cost	= 113.76	Lot Value	+ 3,864
Total Area	x 1,016	Indicated Value	= 40,032
Adjusted Cost	= 115,580	Value Per SqFt	39.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,168		
Lot Value	3,864		
Indicated Value	40,032	39.40	Per SqFt
Agland Value			
Site Improvements	728		
Total Value	40,760	40.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4801	16x5		80	40.16		3,213
PATO	Raised Slab Porch - Open	4803	4x4		16	9.78		156
PATO	Slab Porch - Open	8657	10x5		50	9.78		489



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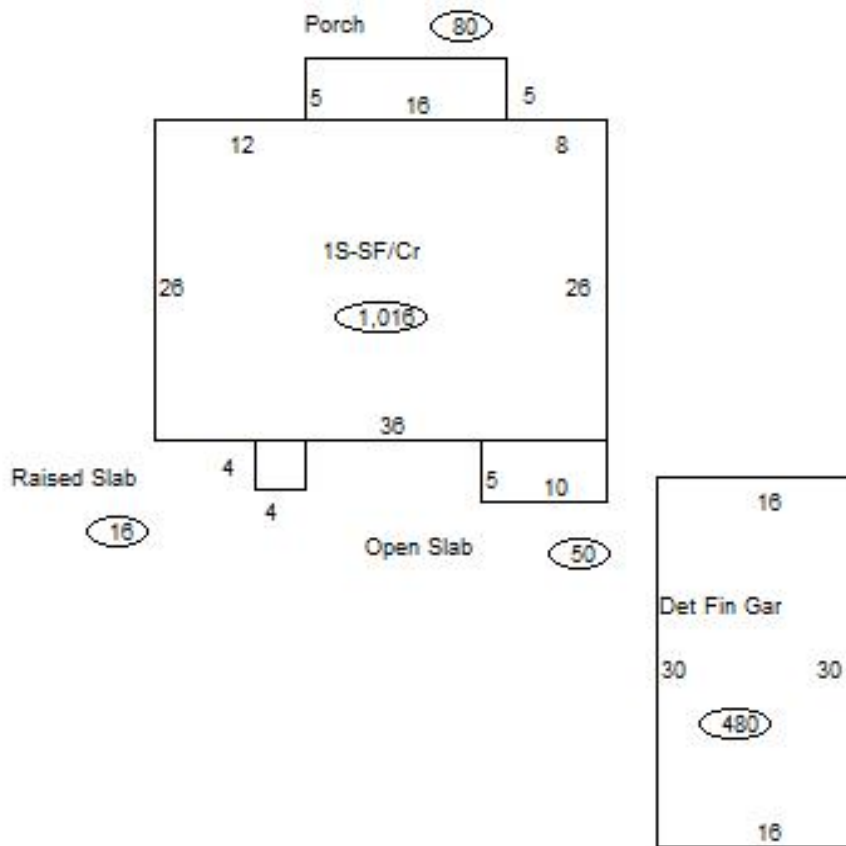
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,016	1.000	1,016
2	M	RSPC		20	Porch	80	1.000	80
3	G	6		20	Det Fin Gar	480	1.000	480
4	M	PATO		20	Raised Slab	16	1.000	16
5	M	PATO		20	Open Slab	50	1.000	50
Total Building Area						1,016		1,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Driveway	62x8x0			496
	Qual 2	Cond 2	Year 1950	Eff Age 91		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (3.71 x 496)		1,840		1,840	1,472	368
PACN		Paving - Concrete / East Sidewalk	38x5x0			190
Qual 2	Cond 2	Year 1950	Eff Age 91			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.15 x 190)		979		979	783	196
PACN		Paving - Concrete / North Sidewalk	12x5x0			60
Qual 2	Cond 2	Year 1950	Eff Age 91			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.82 x 60)		409		409	327	82
PACN		Paving - Concrete / N/S Sidewalk	20x3x0			60
Qual 2	Cond 2	Year 1950	Eff Age 91			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.82 x 60)		409		409	327	82