



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:55
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005951 Parcel ID 2001-00-041-007-0-004-00 Cadastral ID 2001-041-007-00-0-004-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15084 ANDERSON, JERRY & MARK ANDERSON BOX 528 CIMARRON KS 67833-0000 Parcel Location Situs 00205 S BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0007 / 0041 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-041-007-0-004-00 01/30/24</p>																																																																																																																				
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Legal Description Lat/Long: 36.71359474 -99.89939514					Building Permits																																																																																																																				
LAVERNE ORIG BLOCK 41 LOTS CENTER 30' OF N 90' OF 7 THRU 12					<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 150 x 30</p> <p>Lot Count</p> <p>Units Buildable 3600</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 4,500.00 x .80 = 3,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,600</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,400</p> <p>Total Base Value 249,072</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 249,072</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 49,814</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 49,814</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 49,814</p> <p>Land Value 3,600</p> <p>Cost Approach Value 53,414 22.26/SqFt</p>	<p>Image ID 27857</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description RETAIL STORE</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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</p> <p>Land Value 3,600</p> <p>Total Appraised Value 53,414 22.26/SqFt</p>	



Harper

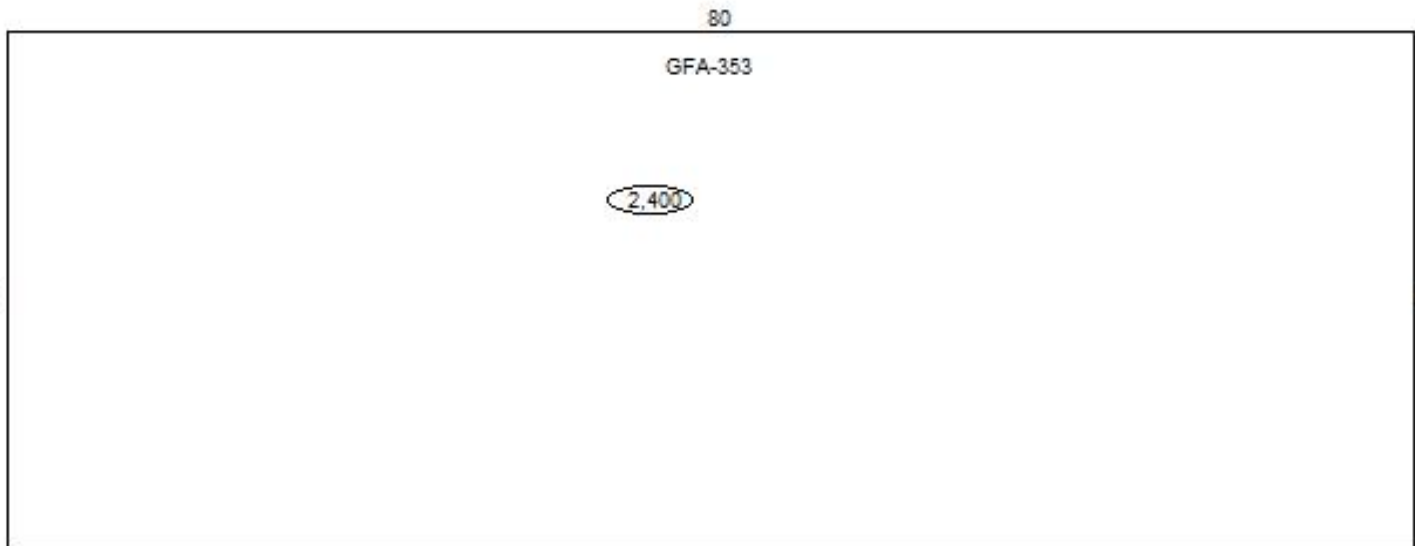
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Sketch Image

300005951



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	2,400	1.000	2,400
Total Building Area						2,400		2,400



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Account 300005951
Parcel ID 2001-00-041-007-0-004-00
Cadastral ID 2001-041-007-00-0-004-00

Tax Area Code 202
Property Class UC
Owners Name ANDERSON, JERRY &

Building Data

Building ID 139
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1940
Effective Age 120
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 1 - Low
Condition 1 - Low
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 6 - Wall Furnace
Roof Type Flat
Roof Cover Composition

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

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 49.32
Wall Cost 51.00
HVAC Cost 3.46
Basement Cost 0.00
Total Base Cost 103.78
Total Area 2,400
Base RCN 249,072
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 249,072
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (199,258)
Total RCNLD 49,814
Lump Sums
Total Building Value 49,814 \$ 20.76 Per SqFt