



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300005953				<p>2001-00-041-017-0-001-00 01/30/24</p>									
Parcel ID	2001-00-041-017-0-001-00													
Cadastral ID	2001-041-017-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25494													
CLAMPETT OIL INC														
1821 LOGAN AVENUE CHEYENNE WY 82001-														
Parcel Location														
Situs	00810 S BROADWAY													
Subdivision	LAVERNE ORIG.													
Lot/Block	0017 / 0041	Parcel Size 4 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71399605 -99.89845815														
LAVERNE ORIG. BLOCK 41 LOTS 17-18 PART 13-THRU 16 BOOK 780 PAGE 209														
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					
					780/209	CARNAGEY, DEREK	12/21/2023	120,000	16					
					671/461	GREEN, MONA	08/29/2011	50,000	Q					
					569/376	BARBY, MAX M. & PATRICIA	12/03/2001	24,000	Q					
					530/722	RAGAN, OSCAR & BEA	09/12/1997	32,500	Q					
					511/63	TONEY, FREDDIE L. ETUX	11/26/1995	20,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2025	Land Value	13,154	13,154	12%	1,578	Assessed	15,459	1,038.69					
Year Frozen		Improvements	115,673	115,673		13,881	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	128,827	128,827		15,459	Total Taxable	15,459	1,039.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005953	CLAMPETT OIL INC	202	128,827	0	15,459	1,039.00							
2024	2024-300005953	CLAMPETT OIL INC	202	128,684	0	8,889	591.00							
2023	2023-300005953	CARNAGEY, DEREK	202	72,507	0	8,466	569.00							
2022	2022-300005953	CARNAGEY, DEREK	202	67,198	0	8,063	546.00							
2021	2021-300005953	CARNAGEY, DEREK	202	69,382	0	8,325	575.00							
2020	2020-300005953	CARNAGEY, DEREK	202	69,403	0	8,328	564.00							
2019	2019-0005953	CARNAGEY, DEREK	202	69,403		8,328	497.00							
2018	2018-0005953	CARNAGEY, DEREK	202	69,403		8,328	497.00							
2017	2017-0005953	CARNAGEY, DEREK	202	71,131		8,536	509.00							
2016	2016-0005953	CARNAGEY, DEREK	202	71,131		8,536	509.00							
2015	2015-0005953	CARNAGEY, DEREK	202	69,281		8,314	496.00							
2014	2014-0005953	CARNAGEY, DEREK	202	72,851		8,742	522.00							
2013	2013-0005953	CARNAGEY, DEREK	202	84,432		6,300	376.00							



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 13154</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 16,442.00 x .80 = 13,154</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 13,154</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 7,028</p> <p>Total Base Value 444,099</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 444,099</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 88,820</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 88,820</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 25,150</p> <p>Total Improvement Value 113,970</p> <p>Land Value 13,154</p> <p>Cost Approach Value 127,124 18.09/SqFt</p>	<p>Image ID 27864</p> <p>Image Date 2/1/2024</p> <p>Name 003.JPG</p> <p>Description STORAGE WAREHOUSE</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 25,150</p> <p>Land Value 13,154</p> <p>Total Appraised Value 127,124 18.09/SqFt</p>	



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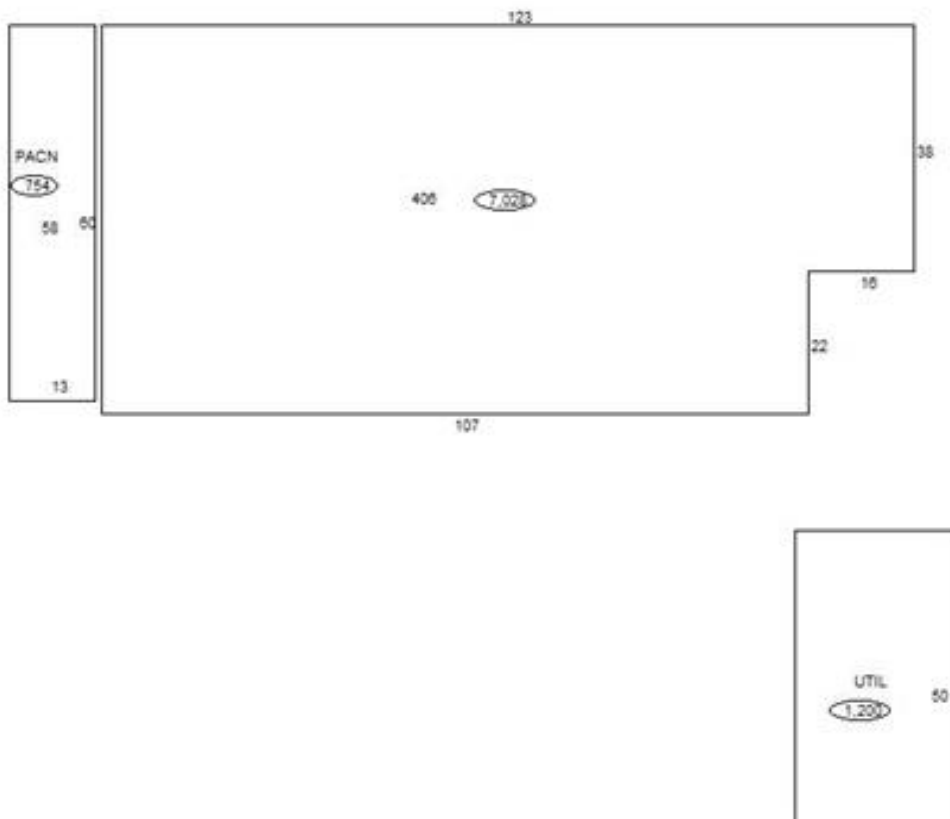
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Sketch Image

300005953



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		25	406	7,028	1.000	7,028
2	O	UTIL		25	UTIL	1,200	1.000	1,200
3	O	PACN		25	PACN	754	1.000	754
Total Building Area						7,028		7,028



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Account 300005953
Parcel ID 2001-00-041-017-0-001-00
Cadastral ID 2001-041-017-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name CLAMPETT OIL INC

Building Data

Building ID 142
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,028
Average Perimeter 366
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1950
Effective Age 106
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 1 - Low
Condition 1 - Low
Exterior Wall 4 - Block with Stucco
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

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 32.88
Wall Cost 21.22
HVAC Cost 9.09
Basement Cost 0.00
Total Base Cost 63.19
Total Area 7,028
Base RCN 444,099
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 444,099
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (355,279)
Total RCNLD 88,820
Lump Sums
Total Building Value 88,820 \$ 12.64 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x24x14	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2013	Eff Age 13		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (28.39 x 1,200)		34,068	9,539	24,529
	PACN	Paving - Concrete Walk Front Entry	58x13x0			754
	Qual 3	Cond 3	Year 1970	Eff Age 56		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.12 x 754)		3,106	2,485	621
Total Site Improvement Value						25,150