



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:57
Page 1

Assessment Data					Primary Image																																																											
Account 300006019 Parcel ID 2001-00-047-020-0-001-00 Cadastral ID 2001-047-020-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15126 FIRTH, DONALD LEE (EST) % DONALD FIRTH JR. 201 E ROOSEVELT STREET WAUSA NE 68786- Parcel Location Situs 00312 SW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0020 / 0047 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																
Legal Description Lat/Long: 36.71015696 -99.90039064 LAVERNE ORIG BLOCK 47 LOTS 20-21										HOUSE 3/1/2023																																																						
Exemptions					Building Permits																																																											
<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> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																								
Code	Type	Active	Maximum	Exemption																																																												
Number	Description	Opened	Closed	Amount																																																												
<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> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History																																																	
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>565/284</td> <td>MOORE, JANET KAY, ETAL</td> <td>06/11/2001</td> <td>5,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	565/284	MOORE, JANET KAY, ETAL	06/11/2001	5,000	Q	<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>2,800</td> <td>2,459</td> <td>12%</td> <td>295</td> <td>Assessed</td> <td>1,187</td> <td>79.75</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>9,575</td> <td>7,430</td> <td></td> <td>892</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>12,375</td> <td>9,889</td> <td></td> <td>1,187</td> <td>Total Taxable</td> <td>1,187</td> <td>80.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		2,800	2,459	12%	295	Assessed	1,187	79.75	Year Frozen		9,575	7,430		892	Penalty	0		Uncapped Value	0	0	0		0	Exemption	0	0.00	TIF Project ID	0	12,375	9,889		1,187	Total Taxable	1,187	80.00
Bk/Pg	Grantor	Date	Price	Code																																																												
565/284	MOORE, JANET KAY, ETAL	06/11/2001	5,000	Q																																																												
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																								
Remove Cap		2,800	2,459	12%	295	Assessed	1,187	79.75																																																								
Year Frozen		9,575	7,430		892	Penalty	0																																																									
Uncapped Value	0	0	0		0	Exemption	0	0.00																																																								
TIF Project ID	0	12,375	9,889		1,187	Total Taxable	1,187	80.00																																																								
Assessment History																																																																
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300006019	FIRTH, DONALD LEE (EST)	202	12,375	0	1,130	76.00																																																									
2024	2024-300006019	FIRTH, DONALD LEE (EST)	202	13,112	0	1,077	72.00																																																									
2023	2023-300006019	FIRTH, DONALD LEE (EST)	202	11,019	0	1,026	69.00																																																									
2022	2022-300006019	FIRTH, DONALD LEE	202	11,019	0	976	66.00																																																									
2021	2021-300006019	FIRTH, DONALD LEE	202	11,019	0	930	64.00																																																									
2020	2020-300006019	FIRTH, DONALD LEE	202	11,019	0	886	60.00																																																									
2019	2019-0006019	FIRTH, DONALD LEE	202	11,019		843	50.00																																																									
2018	2018-0006019	FIRTH, DONALD LEE	202	12,017		804	48.00																																																									
2017	2017-0006019	FIRTH, DONALD LEE	202	11,619		765	46.00																																																									
2016	2016-0006019	FIRTH, DONALD LEE	202	11,619		729	44.00																																																									
2015	2015-0006019	FIRTH, DONALD LEE	202	11,497		694	41.00																																																									
2014	2014-0006019	FIRTH, DONALD LEE	202	12,155		661	39.00																																																									
2013	2013-0006019	FIRTH, DONALD LEE	202	14,681		630	38.00																																																									



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:57
 Page 2

Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	50	x 140
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	



HOUSE 3/1/2023

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	512 / 512
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 120

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	9,646		
Lot Value	2,800		
Indicated Value	12,446	24.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	12,446	24.31	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	77.49	Total Misc Impr	+ 0
Roofing Adj	+ 3.71	Garage Cost	+ 0
Subfloor Adj	+ 2.36	Total RCN	= 48,230
Heat/Cool Adj	+ 1.29	Depreciation (80%)	- 38,584
Plumbing Adj	+ 9.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 9,646
Adj Base Cost	= 94.20	Lot Value	+ 2,800
Total Area	x 512	Indicated Value	= 12,446
Adjusted Cost	= 48,230	Value Per SqFt	24.31

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
------	-------------	-----------	------	------	-------	-----------	------	-------



Harper

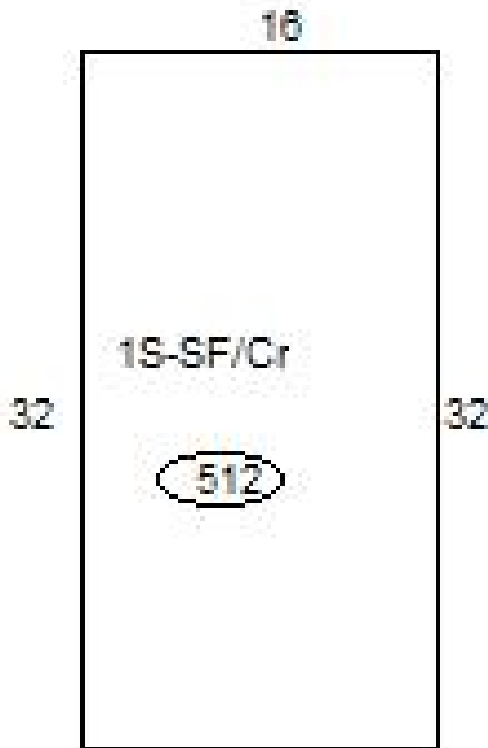
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:57
Page 3

Sketch Image

300006019



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	512	1.000	512
Total Building Area						512		512