



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:15:58  
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Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300006021 <b>Parcel ID</b> 2001-00-047-022-0-002-00 <b>Cadastral ID</b> 2001-047-022-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15128 MORALES, ROLANDO TZOC & FELICITA CHITIC QUINO  426 S 8TH STREET ESTHERVILLE IA 59334-  <b>Parcel Location</b> <b>Situs</b> 00306 SW FIRST ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0022 / 0047 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-047-022-0-002-00_001.JPG 2/28/2023</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.71046514 -99.89828014 LAVERNE ORIG BLOCK 47 LOTS S 68' OF 22-23-24																																																																																																																								
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 68	<p>2001-00-047-022-0-002-00 02/28/23</p> <p>2001-00-047-022-0-002-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	2040	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,100.00 x .40 = 2,040	
Factor Value		
Adjustments		
Lot Value	2,040	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,356 / 2,034
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	216 Detached Garage - Finished
Remodel	LARGE -
Year/Eff Age	1940 / 80

Cost Approach		Manual :	
Base Cost	67.62	Total Misc Impr	+ 9,510
Roofing Adj	+ 3.10	Garage Cost	+ 9,417
Subfloor Adj	+ 0.65	Total RCN	= 192,875
Heat/Cool Adj	+ 9.78	Depreciation ( 79%)	- 152,371
Plumbing Adj	+ 4.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,504
Adj Base Cost	= 85.52	Lot Value	+ 2,040
Total Area	x 2,034	Indicated Value	= 42,544
Adjusted Cost	= 173,948	Value Per SqFt	20.92

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	40,504		
Lot Value	2,040		
Indicated Value	42,544	20.92	Per SqFt
Agland Value			
Site Improvements	335		
Total Value	42,879	21.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5146	25x8		200	35.47		7,094
CPDT	Carport - Detached	5148	22x12		264	9.15		2,416



Harper

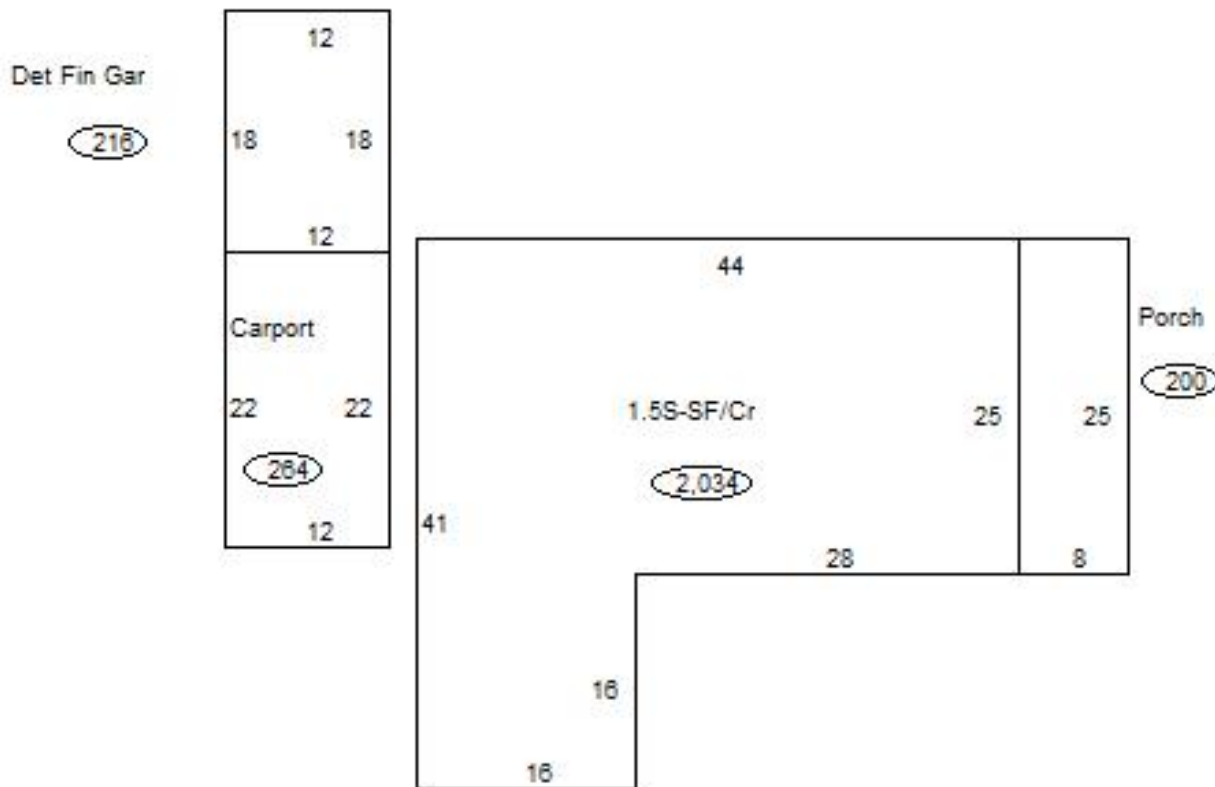
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Sketch Image

300006021



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	1,356	1.500	2,034
2	M	RSPC		20	Porch	200	1.000	200
3	G	6		20	Det Fin Gar	216	1.000	216
4	M	CPDT		20	Carport	264	1.000	264
<b>Total Building Area</b>						1,356		2,034



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / DRIVEWAY	24x10x0			240	
	Qual	3 Cond 3	Year 2006	Eff Age	20		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.06 x 240)	1,214		1,214	971	243
	PACN	Paving - Concrete / SIDEWALK	20x3x0			60	
	Qual	3 Cond 3	Year 1940	Eff Age	86		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.64 x 60)	458		458	366	92