





# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,456 / 1,456
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,456
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	416 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1930 / 58

HOUSE	3/13/2023
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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	

Cost Approach		Manual :	
Base Cost	85.75	Total Misc Impr	+ 5,741
Roofing Adj	+ 4.00	Garage Cost	+ 14,901
Subfloor Adj	+ -1.91	Total RCN	= 157,404
Heat/Cool Adj	+ 1.73	Depreciation ( 60%)	- 94,442
Plumbing Adj	+ 4.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 62,962
Adj Base Cost	= 93.93	Lot Value	+ 2,800
Total Area	x 1,456	Indicated Value	= 65,762
Adjusted Cost	= 136,762	Value Per SqFt	45.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,962		
Lot Value	2,800		
Indicated Value	65,762	45.17	Per SqFt
Agland Value			
Site Improvements	3,469		
Total Value	69,231	47.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6074	18x8	1930	144	39.87		5,741



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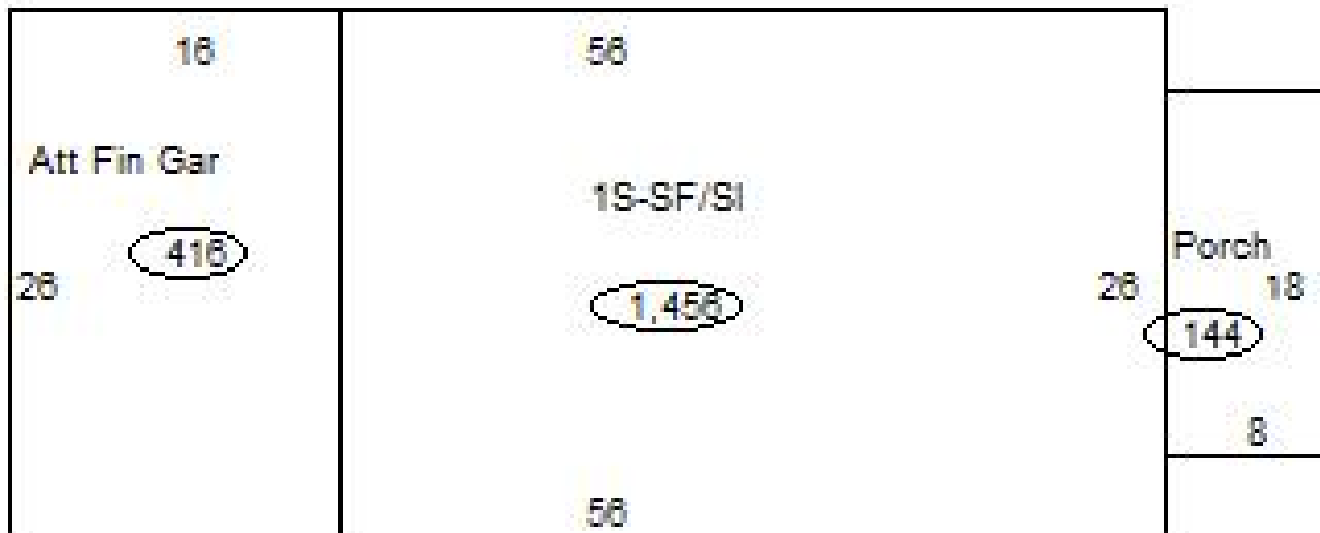
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Sketch Image

300006362



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,456	1.000	1,456
2	G	5		20	Att Fin Gar	416	1.000	416
3	M	RSPC		20	Porch	144	1.000	144
<b>Total Building Area</b>						1,456		1,456



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2040-00-014-001-0-001-00 1/15/2026 #6362</p>	PERG	Pergola	26x10x0	Concrete		260
	Qual 3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b> Base Cost (12.75 x 260) 3,315		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (2% Phys/ % Func)</b> 66	<b>RCNLD</b> 3,249
	PACN	Paving - Concrete	16x16x0	Concrete		256
	Qual 2	Cond 2	Year 1980	Eff Age 55		
	<b>Valuation Summary</b> Base Cost (4.30 x 256) 1,101		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b> 881	<b>RCNLD</b> 220