



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 300006443 Parcel ID 2100-00-003-001-0-001-00 Cadastral ID 2100-003-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15411 GENTNER, JOSEPH R. AND REBECCA ANNE GENTNER (DOLLAR GENERAL LAVERNE) 2999 WESTMINSTER AVE, STE 200 SEAL BEACH CA 90740-0000																																																																																																																									
Parcel Location Situs 00924 S BROADWAY Subdivision LOVE ADDN Lot/Block 0001 / 0003 Parcel Size 1.53 - Acres Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70422623 -99.89592774 LOVES ADD. BLOCKS 3 AND 4 LOTS 1-2 OF 3; LOTS 1-2 OF 4; TRACT OF LAND N OF SAID LOTS					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																																																																																																											
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 53457</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 66,821.00 x .80 = 53,457</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 53,457</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 9,504</p> <p>Total Base Value 943,557</p> <p>Modifier Value 29,272</p> <p>Misc Improvements</p> <p>Replacement Cost New 972,829</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 846,361</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 846,361</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 88,305</p> <p>Total Improvement Value 934,666</p> <p>Land Value 53,457</p> <p>Cost Approach Value 988,123 103.97/SqFt</p>	<p>Image ID 25605</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description BUILDING</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 88,305</p> <p>Land Value 53,457</p> <p>Total Appraised Value 988,123 103.97/SqFt</p>	



Harper

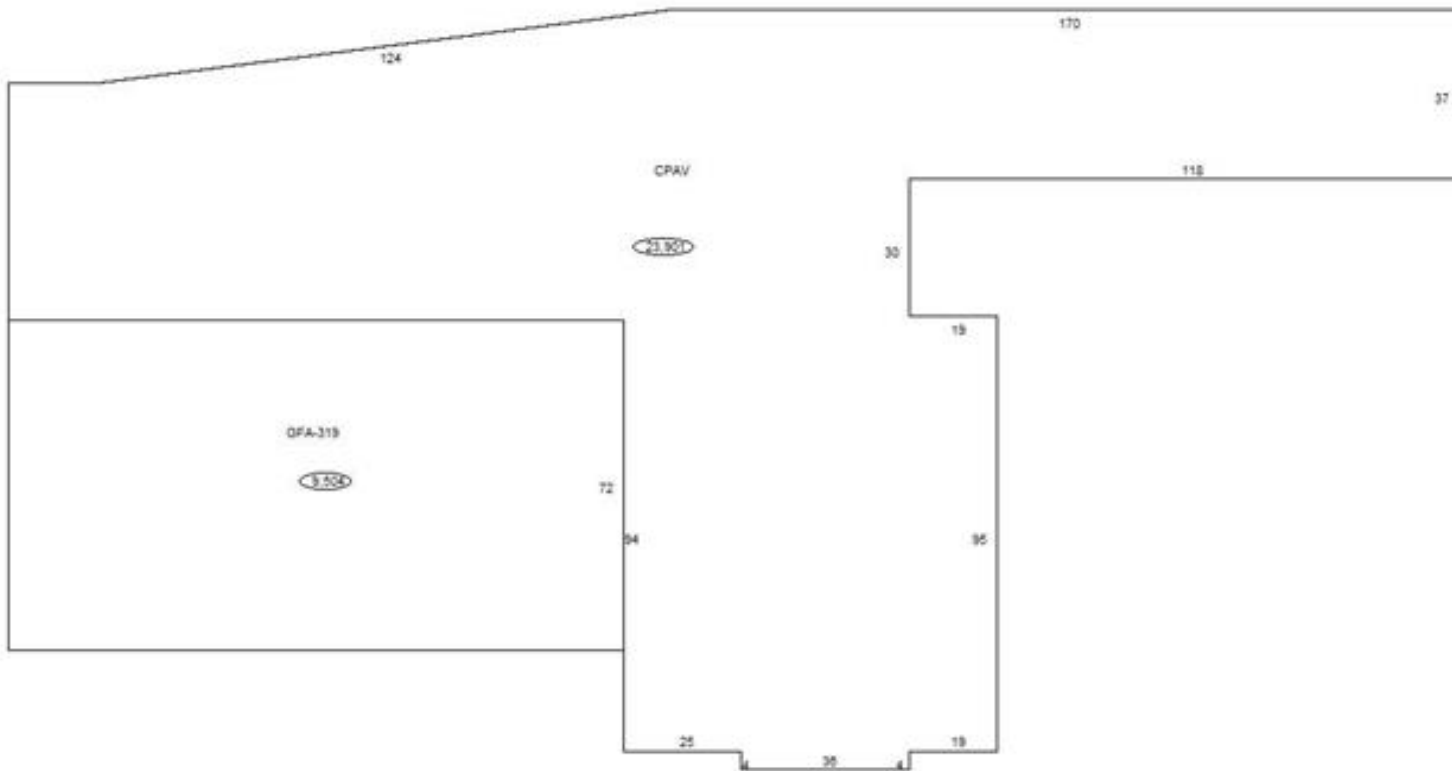
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Sketch Image

300006443



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		30	GFA-319	9,504	1.000	9,504
2	O	PACN		30	CPAV	23,901	1.000	23,901
Total Building Area						9,504		9,504



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Account	300006443	Tax Area Code	202
Parcel ID	2100-00-003-001-0-001-00	Property Class	UC
Cadastral ID	2100-003-001-00-0-001-00	Owners Name	GENTNER, JOSEPH R. AND

Building Data	Building Image
Building ID 202 Building Sequence 1 Occupancy 1 319 Discount Store 100% Occupancy 2 Occupancy 3 Total Floor Area 9,504 Average Perimeter 408 Number Of Storys 1.00 Average Wall Ht 14.00 Year Built 2017 Effective Age 8 Construction Class 7 - Pre-Engineered Steel Frame Quality 3.6 - Average Condition 3.5 - Average Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame Heating/Cooling 8 - Warmed and Cooled Air Roof Type Flat Roof Cover Metal Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2	
	Image Information
	Image Name Image Date Image Name Description

Cost Calculations	
Appraisal Zone 1	Manual Date
Zone Description VI AREA 1	Base Year 2026
Base Cost 64.17	Modifier Value 29,272
Wall Cost 21.71	Total Replacement Cost 972,829
HVAC Cost 13.40	Physical Depreciation 13%
Basement Cost 0.00	Functional Depreciation
Total Base Cost 99.28	Total Depreciation 13% (126,468)
Total Area 9,504	Total RCNLD 846,361
Base RCN 943,557	Lump Sums
Misc Impr Value	Total Building Value 846,361 \$ 89.05 Per SqFt

Building Modifiers					
Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
5	Brick with Block Back-up	Area/Percent	50%		131,868
	Wet Sprinklers	Sprinkled Area	9504		29,272
Total Modifier Value					161,140



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Cnc. Pav Cls B NEW FOR 2018	0x0x0			23,901
	Qual	Cond	Year	Eff Age		
	3	3	2017	9		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.77 x 23,901)		90,107	1,802	88,305
Total Site Improvement Value				88,305