



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:25:44  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 300006666 <b>Parcel ID</b> 2160-00-002-002-0-001-00 <b>Cadastral ID</b> 2160-002-002-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25626 LUXE CAPITAL GROUP LLC (HOTEL - COUNTRY INN @LAVERNE)  10725 ACKERS DR HENDERSON NV 89052-																			
<b>Parcel Location</b> <b>Situs</b> 01106 S BROADWAY <b>Subdivision</b> WIEDRICH ADDN <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200200 - SHUMANS\PARKWEID <b>School District</b> 1-LAVERN - 1-LAVERNE																			
<b>Legal Description</b> Lat/Long: 36.70384630 -99.89534428					<b>Building Permits</b> <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															
<b>WIEDRICH ADD BLOCK 2 LOT 2 BOOK 790 PAGE 825 JUDGMENT: SARAH I. MCCORMICK AND BANCFIRST INSURANCE SERVICES BOOK 784 PAGE 568</b>																			
Exemptions					Sale History														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					784/568	HACKWORTH, ISTIANAH JESTI	09/27/2024	415,000	MQ										
					770/317	COUNTRY INN OF LAVERNE, LLC	08/31/2022	380,000	21										
					642/561	SAUNDERS, CAROLINE C.	09/10/2008	75,000	MQ										
					607/62	SMITHSON, BOBBY, ETUX	09/13/2005	116,000	PQ										
					576/827	DOTY, PHILIP D. ETUX	06/21/2002	103,000	PQ										
					574/735	HILL, RICHARD D. ETUX	04/17/1998	115,000	MQ										
Parcel Valuation																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>										
<b>Remove Cap</b>	2025		<b>Land Value</b>	55,254	55,254	12%	<b>Assessed</b>	50,352	3,383.15										
<b>Year Frozen</b>			<b>Improvements</b>	364,350	364,350		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	419,604	419,604		<b>Total Taxable</b>	50,352	3,383.00										
Assessment History																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300006666	LUXE CAPITAL GROUP LLC			202	419,604	0	50,352	3,383.00										
2024	2024-300006666	LUXE CAPITAL GROUP LLC			202	168,819	0	17,061	1,135.00										
2023	2023-300006666	HACKWORTH, ISTIANAH JESTI			202	135,406	0	16,249	1,091.00										
2022	2022-300006666	HACKWORTH, ISTIANAH JESTI			202	135,406	0	16,249	1,100.00										
2021	2021-300006666	COUNTRY INN OF LAVERNE, LLC			202	135,406	0	16,249	1,122.00										
2020	2020-300006666	COUNTRY INN OF LAVERNE, LLC			202	135,406	0	15,806	1,071.00										
2019	2019-0006666	COUNTRY INN OF LAVERNE, LLC			202	135,696		15,053	898.00										
2018	2018-0006666	COUNTRY INN OF LAVERNE, LLC			202	135,866		14,337	856.00										
2017	2017-0006666	COUNTRY INN OF LAVERNE, LLC			202	136,839		13,653	815.00										
2016	2016-0006666	COUNTRY INN OF LAVERNE, LLC			202	137,094		13,003	776.00										
2015	2015-0006666	COUNTRY INN OF LAVERNE, LLC			202	182,994		12,187	727.00										
2014	2014-0006666	COUNTRY INN OF LAVERNE, LLC			202	189,116		11,606	693.00										
2013	2013-0006666	COUNTRY INN OF LAVERNE, LLC			202	271,214		11,054	660.00										




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:25:45  
 Page 2

Lot Data	Primary Image
<p>Lot Size 116.83 x 129</p> <p>Lot Count</p> <p>Units Buildable 12057</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 69,068.00 x .80 = 55,254</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 55,254</p>	 <p>2160-00-002-002-0-001-00 03/10/23</p>
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 5,895</p> <p>Total Base Value 683,280</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 683,280</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 327,974</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 327,974</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 9,569</p> <p>Total Improvement Value 337,543</p> <p>Land Value 55,254</p> <p>Cost Approach Value 392,797 66.63/SqFt</p>	<p>Image ID 25647</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description MOTEL OFFICE</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 9,569</p> <p>Land Value 55,254</p> <p>Total Appraised Value 392,797 66.63/SqFt</p>



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

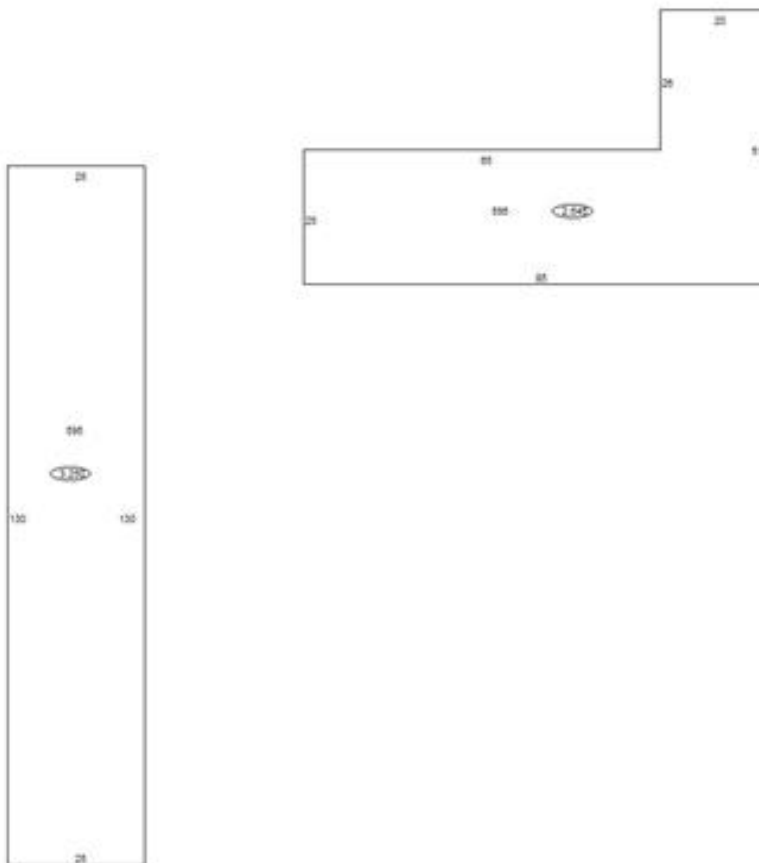
Date 02/06/2026

Time 07:25:45

Page 3

Sketch Image

30006666



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	595		20		3,250	1.000	3,250
2	C	595		20		2,645	1.000	2,645
<b>Total Building Area</b>						<b>5,895</b>		<b>5,895</b>



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:25:45  
Page 4

Account 300006666  
Parcel ID 2160-00-002-002-0-001-00  
Cadastral ID 2160-002-002-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name LUXE CAPITAL GROUP LLC

### Building Data

Building ID 426  
Building Sequence 1  
Occupancy 1 543 Motel Room, 1 Sty., Sgl. Row 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,250  
Average Perimeter  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1963  
Effective Age 27  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3.75 - Average  
Condition 4 - Good  
Exterior Wall 7 - Brick, Solid  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 002.JPG  
Image Date 3/13/2023  
Image Name 002.JPG  
Description MOTEL ROOMS

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 100.49  
Wall Cost 0.00  
HVAC Cost 13.83  
Basement Cost 0.00  
Total Base Cost 114.32  
Total Area 3,250  
Base RCN 371,540  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 371,540  
Physical Depreciation 52%  
Functional Depreciation  
Total Depreciation 52% (193,201)  
Total RCNLD 178,339  
Lump Sums  
Total Building Value 178,339 \$ 54.87 Per SqFt



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:25:45  
 Page 5

Account 300006666  
 Parcel ID 2160-00-002-002-0-001-00  
 Cadastral ID 2160-002-002-00-0-001-00

Tax Area Code 202  
 Property Class UC  
 Owners Name LUXE CAPITAL GROUP LLC

### Building Data

Building ID 427  
 Building Sequence 2  
 Occupancy 1 544 Motel, Office-Apartment 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 2,645  
 Average Perimeter  
 Number Of Storys 1.00  
 Average Wall Ht 10.00  
 Year Built 1963  
 Effective Age 27  
 Construction Class 2 - Heavier Wood or Steel Stud Frame  
 Quality 3.75 - Average  
 Condition 4 - Good  
 Exterior Wall 87 - Stud Hardboard Siding  
 Heating/Cooling 8 - Warmed and Cooled Air  
 Roof Type Gable  
 Roof Cover Composition

Basement Area  
 Basement Levels  
 Basement Finish  
 Finish Code - 1  
 Finish Area - 1  
 Finish Code - 2  
 Finish Area - 2

### Building Image



### Image Information

Image Name 001.JPG  
 Image Date 3/13/2023  
 Image Name 001.JPG  
 Description MOTEL OFFICE

### Cost Calculations

Appraisal Zone 1  
 Zone Description VI AREA 1  
 Base Cost 104.03  
 Wall Cost 0.00  
 HVAC Cost 13.83  
 Basement Cost 0.00  
 Total Base Cost 117.86  
 Total Area 2,645  
 Base RCN 311,740  
 Misc Impr Value

Manual Date  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 311,740  
 Physical Depreciation 52%  
 Functional Depreciation  
 Total Depreciation 52% (162,105)  
 Total RCNLD 149,635  
 Lump Sums  
 Total Building Value 149,635 \$ 56.57 Per SqFt

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
------	-------------	-----------	-----------	-----------	----------------

Total Modifier Value



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 07:25:45

Page 6

300006666

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt / PARKING LOT BY MOTEL	100x20x0	Paved-Asphalt		2,000
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2014	<b>Eff Age</b> 12		
0						
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.85 x 2,000)				5,700	4,560	1,140
	PAVA	Paving - Asphalt / PARKING LOT BY OFFICE	100x30x0	Paved-Asphalt		3,000
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2014	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.71 x 3,000)				8,130	6,504	1,626
	PACN	Paving - Concrete / EAST SIDEWALK BY OFF	40x4x0	Concrete		160
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.21 x 160)				994	795	199
	PACN	Paving - Concrete / SOUTH SIDEWALK -OFFI	85x4x0	Concrete		340
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.18 x 340)				1,421	1,137	284
	PACN	Paving - Concrete / SOUTH SIDEWALK	35x4x0	Concrete		140
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.49 x 140)				909	727	182
	PACN	Paving - Concrete / EAST SIDEWALK	120x4x0	Concrete		480
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.17 x 480)				2,002	1,602	400
	UHRV	Utility Hookup - RV X 7	0x0x0	Dirt		7
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 21		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2,102.03 x 7)				14,714	8,976	5,738
<b>Total Site Improvement Value</b>						<b>9,569</b>