



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 300009470 <b>Parcel ID</b> 0000-20-26N-25W-1-002-00 <b>Cadastral ID</b> 0000-26N-25W-20-1-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 16250 CMS LAVERNE GAS PROCESSING LLC % PROJECT REAL ESTATE LLC/G. NAVA  8301 E. 21 ST, SUITE 370 WICHITA, KS 67206-3620  <b>Parcel Location</b> <b>Situs</b> 2026N25W12 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6.13 - Acres <b>Sec/Twn/Rng</b> 20 / 26 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE					No Image On File				
<b>Legal Description</b> Lat/Long: 36.70733818 -99.89827624					<b>Building Permits</b>				
SEC. 20-26-25 TRACT IN S2NE 6.13 AC BOOK 565 PAGE 132					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<b>Exemptions</b>					<b>Sale History</b>				
<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>
					492/566	SUN OPERATING LIMITED	06/10/1993	11,500	U
<b>Parcel Valuation</b>									
<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>		<b>Land Value</b>	30,650	18,193	12%	2,183	<b>Assessed</b>	2,183	146.68
<b>Year Frozen</b>		<b>Improvements</b>	0	0		0	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	30,650	18,193		2,183	<b>Total Taxable</b>	2,183	147.00
<b>Assessment History</b>									
<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	2025-300009470	CMS LAVERNE GAS PROCESSING LLC			101	30,650	0	2,079	140.00
2024	2024-300009470	CMS LAVERNE GAS PROCESSING LLC			101	30,650	0	1,980	132.00
2023	2023-300009470	CMS LAVERNE GAS PROCESSING LLC			101	30,650	0	1,886	127.00
2022	2022-300009470	CMS LAVERNE GAS PROCESSING LLC			101	30,650	0	1,796	122.00
2021	2021-300009470	CMS LAVERNE GAS PROCESSING LLC			101	30,650	0	1,711	118.00
2020	2020-300009470	CMS LAVERNE GAS PROCESSING LLC			101	30,650	0	1,629	110.00
2019	2019-0009470	CMS LAVERNE GAS PROCESSING LLC			101	30,650		1,552	93.00
2018	2018-0009470	CMS LAVERNE GAS PROCESSING LLC			101	30,650		1,478	88.00
2017	2017-0009470	CMS LAVERNE GAS PROCESSING LLC			101	30,650		1,408	84.00
2016	2016-0009470	CMS LAVERNE GAS PROCESSING			101	30,650		1,341	80.00
2015	2015-0009470	CMS LAVERNE GAS PROCESSING			101	30,650		1,277	76.00
2014	2014-0009470	CMS LAVERNE GAS PROCESSING			101	30,650		1,216	73.00
2013	2013-0009470	CMS LAVERNE GAS PROCESSING			101	36,780		1,158	69.00



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 6.13</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 6.13 x 5,000.00 = 30,650</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 30,650</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 30,650</p> <p>Cost Approach Value 30,650</p>	<p><b>Image Information</b></p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 30,650</p> <p>Total Appraised Value 30,650</p>	