




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:30:00
 Page 1

Assessment Data					Primary Image									
Account	300009471				 <p>0000-20-26N-25W-3-002-00 ACCT # 9471 07/01/22</p> <p>UTILITY BUILDING 7/5/2022</p>									
Parcel ID	0000-20-26N-25W-3-002-00													
Cadastral ID	0000-26N-25W-20-3-002-00													
Property Type	REAL - Real Property													
Property Class	RC	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	16251													
CMS LAVERNE GAS PROCESSING LLC														
% PROJECT REAL ESTATE,LLC/G. NAVA														
8301 E. 21 ST, SUITE 370 WICHITA KS 67206-0000														
Parcel Location														
Situs	174 RD N													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	20 / 26 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description														
Lat/Long: 36.70637551 -99.89901864														
SEC 20-26-25 SW4SW4 (99 YR LEASE) BOOK 565 PAGE 132														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
Code	Type	Active	Maximum	Exemption										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	200,000	140,757	12%	16,891	Assessed	17,193	1,155.20					
Year Frozen		Improvements	15,444	2,519		302	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	215,444	143,276		17,193	Total Taxable	17,193	1,155.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300009471	CMS LAVERNE GAS PROCESSING LLC	101	215,444	0	16,374	1,100.00							
2024	2024-300009471	CMS LAVERNE GAS PROCESSING LLC	101	217,881	0	15,594	1,037.00							
2023	2023-300009471	CMS LAVERNE GAS PROCESSING LLC	101	207,279	0	14,853	998.00							
2022	2022-300009471	CMS LAVERNE GAS PROCESSING LLC	101	211,988	0	14,145	958.00							
2021	2021-300009471	CMS LAVERNE GAS PROCESSING LLC	101	211,988	0	13,472	930.00							
2020	2020-300009471	CMS LAVERNE GAS PROCESSING LLC	101	211,988	0	12,831	869.00							
2019	2019-0009471	CMS LAVERNE GAS PROCESSING LLC	101	211,988		12,219	729.00							
2018	2018-0009471	CMS LAVERNE GAS PROCESSING LLC	101	216,576		11,637	694.00							
2017	2017-0009471	CMS LAVERNE GAS PROCESSING LLC	101	200,000		9,189	548.00							
2016	2016-0009471	CMS LAVERNE GAS PROCESSING LLC	101	200,000		8,751	522.00							
2015	2015-0009471	CMS LAVERNE GAS PROCESSING LLC	101	200,000		8,335	497.00							
2014	2014-0009471	CMS LAVERNE GAS PROCESSING LLC	101	200,000		7,938	474.00							
2013	2013-0009471	CMS LAVERNE GAS PROCESSING LLC	101	240,000		7,560	451.00							



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Time 07:30:00
Page 2

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 40</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 40.00 x 5,000.00 = 200,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 200,000</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 15,082</p> <p>Total Improvement Value 15,082</p> <p>Land Value 200,000</p> <p>Cost Approach Value 215,082</p>	<p>Image Information</p> <p>Image ID 20324</p> <p>Image Date 7/5/2022</p> <p>Name 9471_1.JPG</p> <p>Description UTILITY 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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 15,082</p> <p>Land Value 200,000</p> <p>Total Appraised Value 215,082</p>



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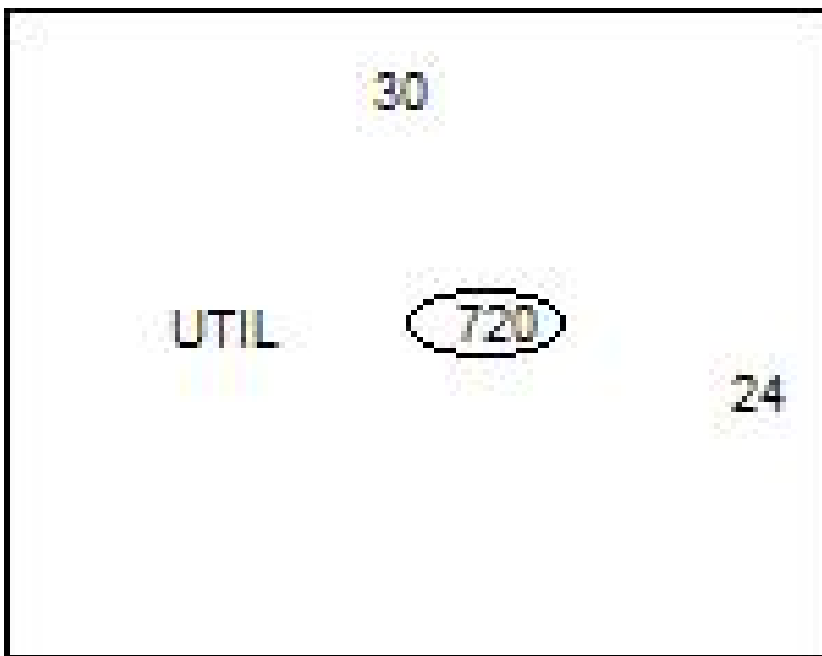
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Date 02/06/2026
Time 07:30:00
Page 3

Sketch Image

300009471



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	UTIL		20	UTIL	720	1.000	720

Total Building Area



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Page 4

300009471

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x24x10	Dirt	Galvanized Metal	720
	Qual 5	Cond 5	Year 2006	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (27.93 x 720)		20,110	5,028	15,082
Total Site Improvement Value						15,082