



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 05:57:31  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 300000405 <b>Parcel ID</b> 0000-11-25N-23W-3-001-00 <b>Cadastral ID</b> 0000-25N-23W-11-3-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 104 - J-5-FORT SUPPLY <b>Name ID</b> 25617 MUSSMAN, JEFF ET AL % RODNEY MUSSMAN  4705 BAYONNE DR ROWLETT TX 75088-  <b>Parcel Location</b> <b>Situs</b> 1125N23W31 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 11 / 25 / 23 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> J-5-FS - J-5-FORT SUPPLY (Woodward)																			
<b>Legal Description</b> Lat/Long: 36.74854769 -99.76628108 SEC 11-25-23 SW4 BOOK 785 PAGE 222: CORRECTION AFFIDAVIT BOOK 784 PAGE 26: AFF										<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>0000-11-25N-23W-3-001-00</td> <td></td> <td>5/1/2023</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount															
0000-11-25N-23W-3-001-00		5/1/2023																	
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>										
					784/26	LADD, GARY (TOD)	09/12/2024	0	04										
					784/24	LADD, GARY	01/18/2024	0	04										
					686/847	BRENTLINGER, JENNIFER J.	02/14/2013	100,000	Q										
					577/752	RODGERS, PHIL D., ETUX	10/21/2002	56,000	U										
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>	66.830	<b>Current Tax</b>										
<b>Remove Cap</b>		<b>Land Value</b>	14,880	14,880	12%	1,786	<b>Assessed</b>	4,387	293.18										
<b>Year Frozen</b>		<b>Improvements</b>	34,489	21,675		2,601	<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>	49,369	36,555		4,387	<b>Total Taxable</b>	4,387	293.00										
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	2025-300000405	MUSSMAN, JEFF ET AL			104	49,369	0	4,259	285.00										
2024	2024-300000405	MUSSMAN, JEFF ET AL			104	50,766	0	4,135	276.00										
2023	2023-300000405	LADD, GARY			104	33,455	0	4,015	268.00										
2022	2022-300000405	LADD, GARY			104	33,455	0	4,015	268.00										
2021	2021-300000405	LADD, GARY			104	33,455	0	4,015	268.00										
2020	2020-300000405	LADD, GARY			104	33,455	0	4,015	320.00										
2019	2019-0000405	LADD, GARY			104	33,455		4,015	322.00										
2018	2018-0000405	LADD, GARY			104	33,455		4,015	319.00										
2017	2017-0000405	LADD, GARY			104	33,455		4,015	322.00										
2016	2016-0000405	LADD, GARY			104	33,455		4,015	322.00										
2015	2015-0000405	LADD, GARY			104	15,171		1,821	144.00										
2014	2014-0000405	LADD, GARY			104	15,171		1,821	142.00										
2013	2013-0000405	BRENTLINGER, JENNIFER J.			104	15,171		1,821	140.00										



# Harper

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Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 05:57:31  
 Page 2

Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



0000-11-25N-23W-3-001-00 5/1/2023

Residential Data	
Type	-
Condition	-
Quality	-
Architecture	-
Style	-
Exterior Wall	-
Base/Total Area	0 / 0
Style	-
HVAC	-
Roof Cover	-
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	-
Garage Type	-
Remodel	-
Year/Eff Age	/

### GRM Approach

GRM Code	-
Gross Rent	-
Indicated Value	-

### Multiple Regression

MRA Code	-
Adjusted 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	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	
Total Area	x 0	Indicated Value	=	
Adjusted Cost	= 0	Value Per SqFt		0.00

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	14,880
Site Improvements	34,038
Total Value	48,918 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

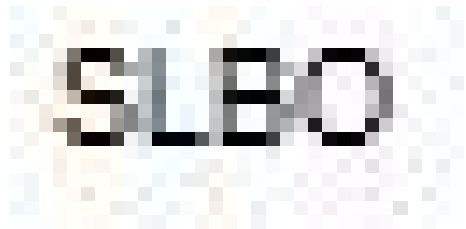
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 05:57:31  
Page 3

Sketch Image

300000405



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	PATO		20	SLBO	12	1.000	12

Total Building Area



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 05:57:31  
Page 4

300000405

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x32x10	Concrete	Formed Metal	1,280
	Qual 4	Cond 4	Year 2015	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.07 x 1,280)		38,490	38,490	6,543	31,947
	LNT0	Lean To - Attached	40x10x12		Formed Metal	400
	Qual 3.5	Cond 3.5	Year 2015	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.31 x 400)		3,724	3,724	1,750	1,974
	PATO	Slab Class C	3.5x3.5x0	Concrete		12
	Qual 3	Cond 3	Year 2015	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (9.78 x 12)		117	117		117



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 05:57:31  
Page 5

### Agland Inventory

300000405

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	NP	50			6.625	160	160	1,060	1,060
PA	PRATT BILLOWY	NP	48			15.629	154	154	2,401	2,401
PB	PRATT HUMMOCKY	NP	40			7.256	128	128	929	929
PD	PRATT LOAMY HUMMOCKY	NP	31			62.689	99	99	6,219	6,219
PE	PRATT LOAMY DUNED	NP	20			64.731	64	64	4,143	4,143
TD	TIVOLI FINE SAND	NP	13			3.070	42	42	128	128
<b>NP Totals</b>						160.000			14,880	14,880
<b>Total Agland</b>						160.000			14,880	14,880