



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 300001898 Parcel ID 0000-34-26N-25W-4-003-00 Cadastral ID 0000-26N-25W-34-4-003-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 24956 WILLS, BETH, ETALS 704 FANNIN LANE MANSFIELD TX 76063- Parcel Location Situs 17673 23 RD E Subdivision Lot/Block / Parcel Size .99 - Acres Sec/Twn/Rng 34 / 26 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-34-26N-25W-4-003-00 07/15/22</p>																																																																																																																				
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Legal Description Lat/Long: 36.69962361 -99.89544765 SEC.34-26-25 1 ACRE TRACT IN SE4 .9991 ACRES					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	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.99 Topography Street Access Utilities Amenities Method Acre Base Lot Value .99 x 5,000.00 = 4,950 Factor Value Adjustments Lot Value 4,950		

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.4 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	888 / 888
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	440 Detached Garage - Finished
Remodel	
Year/Eff Age	1936 / 86

HOUSE	7/19/2022
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	108.67	Total Misc Impr	+ 17,789
Roofing Adj	+ 5.10	Garage Cost	+ 21,299
Subfloor Adj	+ 0.00	Total RCN	= 148,951
Heat/Cool Adj	+ 1.93	Depreciation (78%)	- 116,182
Plumbing Adj	+ 8.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,769
Adj Base Cost	= 123.72	Lot Value	+ 4,950
Total Area	x 888	Indicated Value	= 37,719
Adjusted Cost	= 109,863	Value Per SqFt	42.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,769		
Lot Value	4,950		
Indicated Value	37,719	42.48	Per SqFt
Agland Value			
Site Improvements	190		
Total Value	37,909	42.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	951	24x8	2010	192	63.45		12,182
PATO	Raised Slab Porch - Open	8565	5x5	1936	25	10.77		269
FPR1	Fireplace - Residential 1 Story		1		1	5,338.18		5,338



Harper

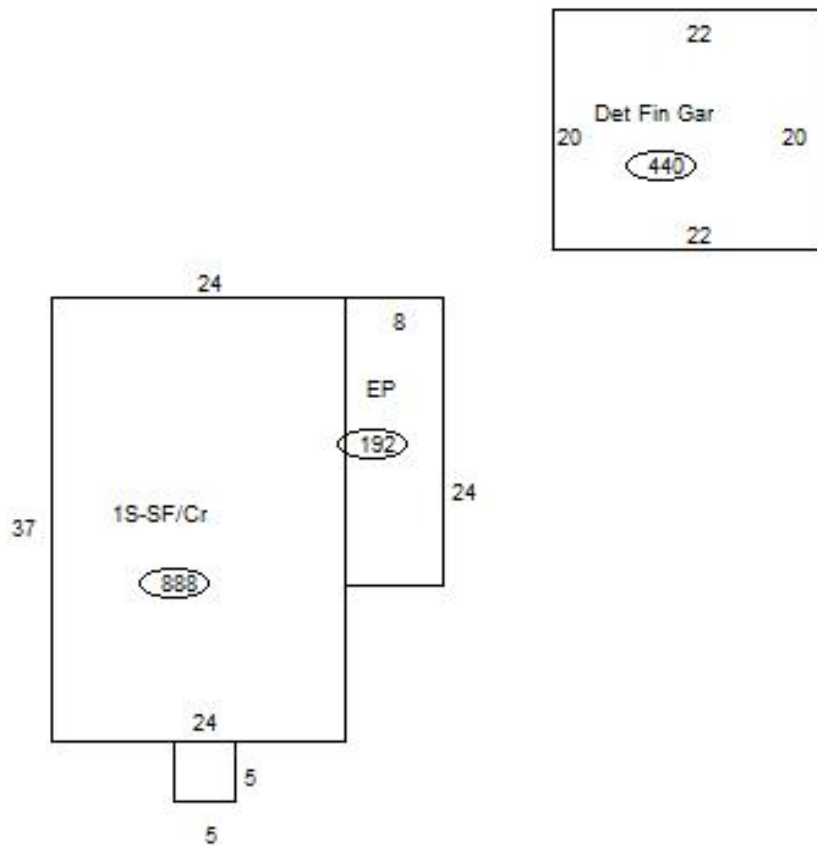
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Sketch Image

300001898



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	888	1.000	888
2	M	EPSW		20	EP	192	1.000	192
3	G	6		20	Det Fin Gar	440	1.000	440
4	M	PATO		20	Raised Slab	25	1.000	25
Total Building Area						888		888



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	14x12x8		Galvanized Metal	168
	Qual 3	Cond 3	Year 1980	Eff Age 46		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.65 x 168)	949		949	759
				190