



# 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	300002508													
Parcel ID	0000-12-27N-23W-3-009-00													
Cadastral ID	0000-27N-23W-12-3-009-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	102 - 4R-BUFFALO													
Name ID	24443													
J & H BUFFALO RUN, LLC														
4664 LIVINGSTON AVE DALLAS TX 75209-														
Parcel Location														
Situs	01290 N 190 RD N													
Subdivision														
Lot/Block	/	Parcel Size	1.37 - Acres											
Sec/Twn/Rng	12 / 27 / 23 / 3													
Neighborhood	100300 - RANCHLENARDS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.93765953 -99.43075275														
SEC.12-27-23 TRACT 1 BOOK 752 PAGE 746 (DPOA) BOOK 669 PAGE 234														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					758/147	HOLCOMB, JOHN H.	02/01/2021	0	04					
					757/181	HOLCOMB, BETTY J.	12/10/2020	180,000	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	21,039	5,826	12%	699	Assessed	12,378	974.64					
Year Frozen		Improvements	158,723	97,323		11,679	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	179,762	103,149		12,378	Total Taxable	12,378	975.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002508	J & H BUFFALO RUN, LLC	102	179,762	0	11,788	928.00							
2024	2024-300002508	J & H BUFFALO RUN, LLC	102	178,215	0	11,227	914.00							
2023	2023-300002508	J & H BUFFALO RUN, LLC	102	150,814	0	10,692	884.00							
2022	2022-300002508	J & H BUFFALO RUN, LLC	102	149,612	0	10,183	838.00							
2021	2021-300002508	J & H BUFFALO RUN, LLC	102	81,722	0	9,807	810.00							
2020	2020-300002508	HOLCOMB, BETTY J.	102	81,722	1000	8,807	725.00							
2019	2019-0002508	HOLCOMB, BETTY J.	102	81,722		8,747	725.00							
2018	2018-0002508	HOLCOMB, BETTY J.	102	81,722		8,463	702.00							
2017	2017-0002508	HOLCOMB, BETTY J.	102	76,564		8,188	681.00							
2016	2016-0002508	HOLCOMB, BETTY J.	102	76,564		8,139	693.00							
2015	2015-0002508	HOLCOMB, BETTY J.	102	75,446		7,873	625.00							
2014	2014-0002508	HOLCOMB, BETTY J.	102	72,290		7,614	610.00							
2013	2013-0002508	HOLCOMB, BETTY J.	102	82,660		7,363	586.00							



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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.38 Topography Street Access Utilities Amenities  Method Square-Foot Base Lot Value 60,112.80 x .35 = 21,039 Factor Value Adjustments Lot Value 21,039		 <p>0000-12-27N-23W-3-009-00 06/11/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.6 - Average
Quality	3.8 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,162 / 2,162
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	2,162 Total
Garage Type	528 Attached Garage - Finished
Remodel	0 -
Year/Eff Age	1963 / 55

HOUSE 6/12/2024

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	135,952		
Lot Value	21,039		
Indicated Value	156,991	72.61	Per SqFt
Agland Value			
Site Improvements	24,624		
Total Value	181,615	84.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	92.16	Total Misc Impr	+ 1,186
Roofing Adj	+ 5.41	Garage Cost	+ 25,043
Subfloor Adj	+ 0.00	Total RCN	= 331,590
Heat/Cool Adj	+ 13.27	Depreciation ( 59%)	- 195,638
Plumbing Adj	+ 6.23	Lump Sums	+ 0
Basement Adj	+ 24.17	RCNLD	= 135,952
Adj Base Cost	= 141.24	Lot Value	+ 21,039
Total Area	x 2,162	Indicated Value	= 156,991
Adjusted Cost	= 305,361	Value Per SqFt	72.61

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	7597	9x5		45	26.36		1,186



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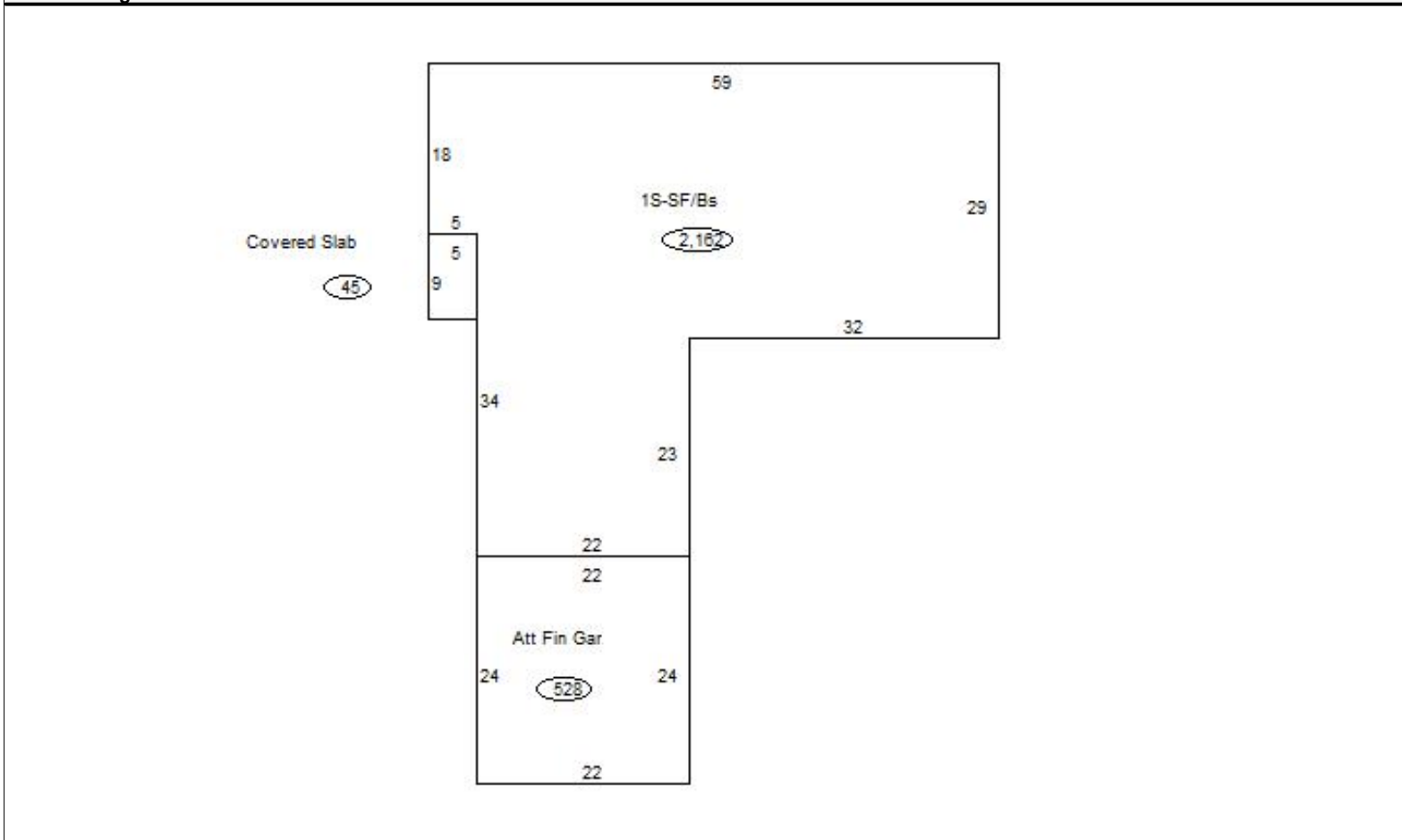
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	2,162	1.000	2,162
2	M	PRCH		20	Covered Slab	45	1.000	45
3	G	5		20	Att Fin Gar	528	1.000	528
<b>Total Building Area</b>						<b>2,162</b>		<b>2,162</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Driveway	33x20x0			660
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.13 x 660)	2,726		2,726	2,181	545
	PACN	Paving - Concrete - Shed Entrance	25x16x0			400
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 400)	1,668		1,668	1,334	334
	PAVA	Paving - Asphalt	147x26x0			3,822
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.60 x 3,822)	9,937		9,937	7,950	1,987
	UTIL	Utility Building	60x40x14	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.07 x 2,400)	55,368		55,368	34,328	21,040
	PAVA	Paving - Concrete - All sidewalks	150x4x0			600
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.47 x 600)	2,682		2,682	2,146	536
	PACN	Paving - Concrete - Granary slab	20x7x0			140
	Qual	3	Cond 3	Year 1963	Eff Age 63	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.49 x 140)	909		909	727	182

000-12-27N-23W-3-010-00  
2508 8/31/2020