



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:26:17
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Assessment Data					Primary Image									
Account	300002509													
Parcel ID	0000-12-27N-23W-3-010-00													
Cadastral ID	0000-27N-23W-12-3-010-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	102 - 4R-BUFFALO													
Name ID	24444													
J & H BUFFALO RUN, LLC														
4664 LIVINGSTON AVE DALLAS TX 75209-														
Parcel Location														
Situs	1227N23W31													
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: 36.94732952 -99.43337650														
SEC.12-27-23 RANCH ACRES TRACT 2 BOOK 758 PAGE 147														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
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	20,887	1,089	12%	131	Assessed	131 10.31						
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	20,887	1,089		131	Total Taxable	131 10.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002509	J & H BUFFALO RUN, LLC	102	20,887	0	127	10.00							
2024	2024-300002509	J & H BUFFALO RUN, LLC	102	1,028	0	123	10.00							
2023	2023-300002509	J & H BUFFALO RUN, LLC	102	1,028	0	123	10.00							
2022	2022-300002509	J & H BUFFALO RUN, LLC	102	1,028	0	123	10.00							
2021	2021-300002509	J & H BUFFALO RUN, LLC	102	1,028	0	123	10.00							
2020	2020-300002509	HOLCOMB, BETTY J.	102	1,028	0	123	10.00							
2019	2019-0002509	HOLCOMB, BETTY J.	102	1,028		123	10.00							
2018	2018-0002509	HOLCOMB, BETTY J.	102	1,028		123	10.00							
2017	2017-0002509	HOLCOMB, BETTY J.	102	1,028		123	10.00							
2016	2016-0002509	HOLCOMB, BETTY J.	102	1,028		123	10.00							
2015	2015-0002509	HOLCOMB, BETTY J.	102	1,028		123	10.00							
2014	2014-0002509	HOLCOMB, BETTY J.	102	1,028		123	10.00							
2013	2013-0002509	HOLCOMB, BETTY J.	102	1,028		123	10.00							



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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.37 Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 59,677.20 x .35 = 20,887 Factor Value Adjustments Lot Value 20,887		

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

Lots	8/31/2020
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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	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 20,887
Total Area	x	Indicated Value	= 20,887
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	20,887		
Indicated Value	20,887	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	20,887	0.00	Total Value Per SqFt

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