



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:30:52
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| Assessment Data | | | | | Primary Image | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|----------|-------------|------------------|-----------------|------------|-------------|------|
| Account 300002832 Parcel ID 0000-10-27N-25W-1-002-00 Cadastral ID 0000-27N-25W-10-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 24956 WILLS, BETH, ETALS 704 FANNIN LANE MANSFIELD TX 76063- Parcel Location Situs 1027N25W12 Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 10 / 27 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE | | | | | No Image On File | | | | |
| Legal Description | | | | | Building Permits | | | | |
| Lat/Long: 36.85216730 -99.89976923 | | | | | | | | | |
| SEC 10-27-25 NW4NE4 BOOK 765 PAGE 753(ROBERT STINSON WILLS BETH WILLS, WADE LEE WILLS, UND 1/3 EA) | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | 765/759 | WILLS, BOBBY L. | 01/26/2022 | 0 | 04 |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | |
| Remove Cap | | Land Value 6,846 | 6,846 | 12% | 822 | Assessed | 822 | 55.23 | |
| 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 6,846 | 6,846 | | 822 | Total Taxable | 822 | 55.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-300002832 | WILLS, BETH, ETALS | 101 | 6,846 | 0 | 822 | 55.00 | | |
| 2024 | 2024-300002832 | WILLS, BETH, ETALS | 101 | 6,846 | 0 | 822 | 55.00 | | |
| 2023 | 2023-300002832 | WILLS, BETH, ETALS | 101 | 6,846 | 0 | 822 | 55.00 | | |
| 2022 | 2022-300002832 | WILLS, BETH, ETALS | 101 | 7,769 | 0 | 932 | 63.00 | | |
| 2021 | 2021-300002832 | WILLS, BOBBY L. | 101 | 7,769 | 0 | 932 | 64.00 | | |
| 2020 | 2020-300002832 | WILLS, BOBBY L. | 101 | 7,769 | 0 | 932 | 63.00 | | |
| 2019 | 2019-0002832 | WILLS, BOBBY L. | 101 | 7,769 | | 932 | 56.00 | | |
| 2018 | 2018-0002832 | WILLS, BOBBY L. | 101 | 7,769 | | 932 | 56.00 | | |
| 2017 | 2017-0002832 | WILLS, BOBBY L. | 101 | 7,769 | | 932 | 56.00 | | |
| 2016 | 2016-0002832 | WILLS, BOBBY L. | 101 | 7,769 | | 932 | 56.00 | | |
| 2015 | 2015-0002832 | WILLS, BOBBY L. | 101 | 7,769 | | 932 | 56.00 | | |
| 2014 | 2014-0002832 | WILLS, BOBBY L. | 101 | 7,769 | | 932 | 56.00 | | |
| 2013 | 2013-0002832 | WILLS, EVANGELINE STINSON | 101 | 7,769 | | 932 | 56.00 | | |



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| | | | | | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------|--------------|------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Lot Data | | - | | Primary Image | | | | | | | |
| Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value | | | | <div style="border: 1px solid black; height: 300px; width: 100%;"></div> | | | | | | | |
| 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 / | | | | | | | | | | | |
| | | | | | | | | 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 : | | | | | | Value Reconciliation | | | |
| Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0 | Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00 | Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 6,786 Site Improvements Total Value 6,786 0.00 Total Value Per SqFt | | | | | | | | | |
| Miscellaneous Improvements | | | | | | | | | | | |
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value | | | |



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Agland Inventory

300002832

| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---------------------|----------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| MG | MANSKER-POTTER 5-20% | CR | 15 | | | 5.142 | 76 | 76 | 393 | 393 |
| PB | PRATT HUMMOCKY | CR | 40 | | | .032 | 204 | 204 | 6 | 6 |
| PD | PRATT LOAMY HUMMOCKY | CR | 31 | | | .068 | 158 | 158 | 11 | 11 |
| RA | RANDAL CLAY | NP | 10 | | | 7.965 | 32 | 32 | 255 | 255 |
| RC | RICHFIELD COMPLEX | NP | 49 | | | .949 | 157 | 157 | 149 | 149 |
| TB | TIPTON SILT 1-3% | NP | 52 | | | 8.838 | 166 | 166 | 1,471 | 1,471 |
| TB | TIPTON SILT 1-3% | CR | 52 | | | 17.006 | 265 | 265 | 4,501 | 4,501 |
| CR Totals | | | | | | 40.000 | | | 6,786 | 6,786 |
| Total Agland | | | | | | 40.000 | | | 6,786 | 6,786 |