



# 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	300003103													
Parcel ID	0000-14-28N-21W-1-001-00													
Cadastral ID	0000-28N-21W-14-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	14021													
CIMARRON ICE, LLC														
PO BOX 163325 AUSTIN TX 78716-0000														
Parcel Location														
Situs	1428N21W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	14 / 28 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 6/12/2024														
Legal Description Lat/Long: 36.81566862 -99.86818682														
SEC. 14-28-21 NE4 BOOK 741 PAGE 218 (ALBERT RANDAL DICKINSON, TRUSTEE) BOOK 713 PAGE 611														
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 colspan="5"> </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					
					788/614	DICKINSON, ALBERT RANDAL	04/07/2025	1,680,000	18					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	15,311	15,311	12%	1,837	Assessed	5,169	407.01					
Year Frozen		Improvements	35,416	27,765		3,332	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	50,727	43,076	5,169	Total Taxable	5,169	407.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003103	CIMARRON ICE, LLC	102	50,727	0	5,018	395.00							
2024	2024-300003103	DICKINSON, ALBERT RANDAL	102	49,643	0	4,872	397.00							
2023	2023-300003103	DICKINSON, ALBERT RANDAL	102	46,056	0	4,730	391.00							
2022	2022-300003103	DICKINSON, ALBERT RANDAL	102	39,104	0	4,593	378.00							
2021	2021-300003103	DICKINSON, ALBERT RANDAL	102	40,533	0	4,459	368.00							
2020	2020-300003103	DICKINSON, ALBERT RANDAL	102	40,533	0	4,330	356.00							
2019	2019-0003103	DICKINSON, NORMA JEANNE	102	40,533		4,204	348.00							
2018	2018-0003103	DICKINSON, NORMA JEANNE	102	40,533		4,081	338.00							
2017	2017-0003103	DICKINSON, NORMA JEANNE	102	38,882		3,962	329.00							
2016	2016-0003103	DICKINSON, NORMA JEANNE	102	37,562		3,847	327.00							
2015	2015-0003103	RAMSEIER, MILDRED D.	102	36,734		3,735	296.00							
2014	2014-0003103	RAMSEIER, MILDRED D.	102	35,376		2,625	210.00							
2013	2013-0003103	RAMSEIER, MILDRED D.	102	35,376		2,521	201.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	918 / 1,377
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 90

HOUSE	6/12/2024
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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	77.88	Total Misc Impr	+ 458
Roofing Adj	+ 3.71	Garage Cost	+ 458
Subfloor Adj	+ 0.00	Total RCN	= 134,013
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 107,210
Plumbing Adj	+ 4.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,803
Adj Base Cost	= 96.99	Lot Value	+ 5,000
Total Area	x 1,377	Indicated Value	= 31,803
Adjusted Cost	= 133,555	Value Per SqFt	23.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,803		
Lot Value	5,000		
Indicated Value	31,803	23.10	Per SqFt
Agland Value	10,311		
Site Improvements	9,896		
Total Value	52,010	37.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	1604	5x4		20	22.88		458



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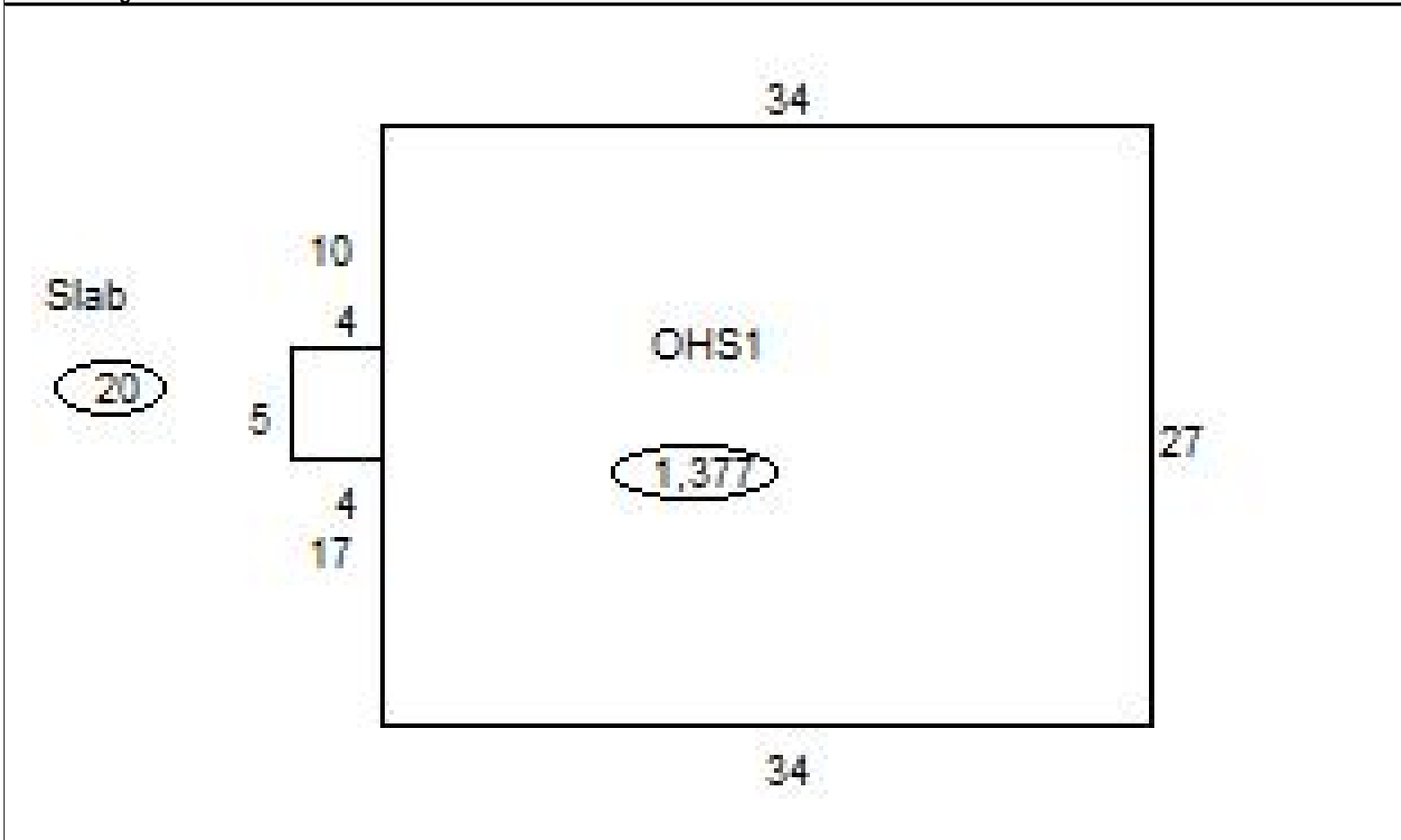
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	OHS1	918	1.500	1,377
2	M	PRCH		20	Covered Slab	20	1.000	20
<b>Total Building Area</b>						918		1,377



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Storage Metal Roof	18x12x8		Formed Metal	216	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (20.27 x 216)		4,378		4,378	3,502	876
	UTIL	Utility Building	60x20x16	Dirt	Formed Metal	1,200	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (23.74 x 1,200)		28,488		28,488	22,790	5,698
	UTIL	Utility Building	25x18x8		Galvanized Metal	450	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25.34 x 450)		11,403		11,403	9,122	2,281
	SHDS	Shed - Small	20x15x8		Galvanized Metal	300	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (17.35 x 300)		5,205		5,205	4,164	1,041



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			22.821	35	35	803	803
QA	QUINLAN LOAM	CR	11			.134	56	56	7	7
QC	QUINLAN-WDWARD 5-12%	NP	14			87.366	45	45	3,914	3,914
QC	QUINLAN-WDWARD 5-12%	CR	14			15.819	71	71	1,127	1,127
WB	WOODWARD 3-8%	NP	33			16.994	106	106	1,795	1,795
WB	WOODWARD 3-8%	CR	33			15.867	168	168	2,665	2,665
<b>CR Totals</b>						159.000			10,311	10,311
<b>Total Agland</b>						159.000			10,311	10,311