



# 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	300003164				No Image On File									
Parcel ID	0000-29-28N-21W-2-002-00													
Cadastral ID	0000-28N-21W-29-2-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	25156													
BAHENA, DIEGO CHAVEZ (JT) AND MARIA ARACELI SANCHEZ BALBINO (JT)														
211 NOB HILL PLACE ALLEN TX 75013-														
<b>Parcel Location</b>														
Situs	2928N21W22													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	29 / 28 / 21 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.90359656 -99.47111348														
<b>Building Permits</b>														
SEC.29-28-21 N2SW4; S2NW4 BOOK 770 PAGE 568														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					770/568	SNELL, BETH ANN	08/19/2022	195,500	18					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2023	Land Value	18,578	18,578	12%	2,229	Assessed	2,229	175.51					
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	18,578	18,578		2,229	Total Taxable	2,229	176.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003164	BAHENA, DIEGO CHAVEZ (JT) AND	102	18,578	0	2,229	176.00							
2024	2024-300003164	BAHENA, DIEGO CHAVEZ (JT) AND	102	18,578	0	2,229	182.00							
2023	2023-300003164	BAHENA, DIEGO CHAVEZ (JT) AND	102	18,578	0	2,229	184.00							
2022	2022-300003164	BAHENA, DIEGO CHAVEZ (JT) AND	102	18,732	0	2,248	185.00							
2021	2021-300003164	SNELL, BETH ANN	102	18,732	0	2,248	186.00							
2020	2020-300003164	SNELL, BETH ANN	102	18,732	0	2,248	185.00							
2019	2019-0003164	SNELL, BETH ANN	102	18,732		2,248	186.00							
2018	2018-0003164	SNELL, BETH ANN	102	18,732		2,248	186.00							
2017	2017-0003164	SNELL, BETH ANN	102	18,732		2,248	187.00							
2016	2016-0003164	SNELL, BETH ANN	102	18,732		2,248	191.00							
2015	2015-0003164	SNELL, BETH ANN	102	18,732		2,248	178.00							
2014	2014-0003164	SNELL, BETH ANN	102	18,732		2,248	180.00							
2013	2013-0003164	ERWIN, VERLON (TRUST) &	102	18,732		2,248	179.00							



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value								
<b>Residential Data</b>								
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 /				<b>GRM Approach</b>				
				GRM Code Gross Rent Indicated Value				
				<b>Multiple Regression</b>				
				MRA Code Adjusted R Indicated Value				
				<b>Direct Comparables</b>				
				Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value				
<b>Cost Approach</b>		<b>Manual :</b>		<b>Value Reconciliation</b>				
Base Cost	0.00	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 18,578			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 18,578 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300003164

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			26.732	255	255	6,803	6,803
CA	CAREY SILT 1-3%	NP	50			10.500	160	160	1,680	1,680
LD	LOAMY ALLUVIAL LAND	NP	33			.713	106	106	75	75
QA	QUINLAN LOAM	CR	11			17.781	56	56	996	996
QA	QUINLAN LOAM	NP	11			54.438	35	35	1,916	1,916
QC	QUINLAN-WDWARD 5-12%	NP	14			2.627	45	45	118	118
WB	WOODWARD 3-8%	CR	33			32.144	168	168	5,399	5,399
WB	WOODWARD 3-8%	NP	33			15.064	106	106	1,591	1,591
<b>NP Totals</b>						160.000			18,578	18,578
<b>Total Agland</b>						160.000			18,578	18,578