



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:36:55
 Page 1

Assessment Data					Primary Image									
Account	300003262				No Image On File									
Parcel ID	0000-22-28N-22W-2-001-00													
Cadastral ID	0000-28N-22W-22-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	24444													
J & H BUFFALO RUN, LLC														
4664 LIVINGSTON AVE DALLAS TX 75209-														
Parcel Location														
Situs	2228N22W21													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	22 / 28 / 22 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.89261645 -99.64121593														
Building Permits														
SEC 22-28-22 NW4 BOOK 773 PAGE 686														
<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					
					773/686	BROWN, JIMMY D. AND JO BROWN	01/09/2023	384,000	18					
					773/148	GEBHARD, CARRIE A. AND RANDY-GI	12/21/2022	0	04					
					773/132	BROWN, DUANE	12/21/2022	0	04					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2024	Land Value	9,030	9,030	12%	1,084	Assessed	1,084	85.35					
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	9,030	9,030		1,084	Total Taxable	1,084	85.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003262	J & H BUFFALO RUN, LLC	102	9,030	0	1,084	85.00							
2024	2024-300003262	J & H BUFFALO RUN, LLC	102	9,030	0	1,084	88.00							
2023	2023-300003262	J & H BUFFALO RUN, LLC	102	9,030	0	1,084	90.00							
2022	2022-300003262	BROWN, DUANE	102	9,344	0	1,121	92.00							
2021	2021-300003262	BROWN, DUANE	102	9,344	0	1,121	93.00							
2020	2020-300003262	BROWN, DUANE	102	9,344	0	1,121	92.00							
2019	2019-0003262	BROWN, DUANE	102	9,344		1,121	93.00							
2018	2018-0003262	BROWN, DUANE	102	9,344		1,121	93.00							
2017	2017-0003262	BROWN, DUANE	102	9,344		1,121	93.00							
2016	2016-0003262	BROWN, DUANE	102	9,344		1,121	95.00							
2015	2015-0003262	BROWN, DUANE	102	9,344		1,121	89.00							
2014	2014-0003262	BROWN, DUANE	102	9,344		1,121	90.00							
2013	2013-0003262	BROWN, DUANE	102	9,344		1,121	89.00							



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 Time 06:36:56
 Page 2

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								
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	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 9,030			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 9,030 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Date 02/06/2026
Time 06:36:56
Page 3

Agland Inventory

300003262

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			75.594	35	35	2,661	2,661
QC	QUINLAN-WDWARD 5-12%	CR	14			.082	71	71	6	6
QC	QUINLAN-WDWARD 5-12%	NP	14			41.810	45	45	1,873	1,873
WB	WOODWARD 3-8%	NP	33			42.515	106	106	4,490	4,490
NP Totals						160.000			9,030	9,030
Total Agland						160.000			9,030	9,030