



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 300003279 Parcel ID 0000-27-28N-22W-1-001-00 Cadastral ID 0000-28N-22W-27-1-001-00 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 2728N22W11 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 27 / 28 / 22 / 1 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																														
Legal Description Lat/Long: 36.99809500 -99.84257600 SEC.27-28-22 NE4 BOOK 773 PAGE 688										HOUSE 6/12/2024																																																																				
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																							
2025	2025-300003279	J & H BUFFALO RUN, LLC	102	54,078	0	6,490	511.00																																																																							
2024	2024-300003279	J & H BUFFALO RUN, LLC	102	57,303	0	6,876	560.00																																																																							
2023	2023-300003279	J & H BUFFALO RUN, LLC	102	50,628	0	6,076	503.00																																																																							
2022	2022-300003279	BROWN, DUANE	102	39,810	0	4,777	393.00																																																																							
2021	2021-300003279	BROWN, DUANE	102	47,509	0	5,324	440.00																																																																							
2020	2020-300003279	BROWN, DUANE	102	47,509	0	5,169	425.00																																																																							
2019	2019-0003279	BROWN, DUANE	102	47,509		5,019	416.00																																																																							
2018	2018-0003279	BROWN, DUANE	102	47,509		4,873	404.00																																																																							
2017	2017-0003279	BROWN, DUANE	102	45,783		4,731	393.00																																																																							
2016	2016-0003279	BROWN, DUANE	102	45,783		4,593	391.00																																																																							
2015	2015-0003279	BROWN, DUANE	102	44,854		4,459	354.00																																																																							
2014	2014-0003279	BROWN, DUANE	102	43,332		4,329	347.00																																																																							
2013	2013-0003279	BROWN, DUANE	102	43,332		4,204	335.00																																																																							



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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% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,422 / 1,422
Style	100% One Story
HVAC	100% Floor Furnace Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 96

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	84.46	Total Misc Impr	+ 1,845
Roofing Adj	+ 4.03	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 136,508
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 109,206
Plumbing Adj	+ 4.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,302
Adj Base Cost	= 94.70	Lot Value	+ 5,000
Total Area	x 1,422	Indicated Value	= 32,302
Adjusted Cost	= 134,663	Value Per SqFt	22.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,302		
Lot Value	5,000		
Indicated Value	32,302	22.72	Per SqFt
Agland Value	16,581		
Site Improvements	5,327		
Total Value	54,210	38.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	12254	26x8	1930	208	8.87		1,845



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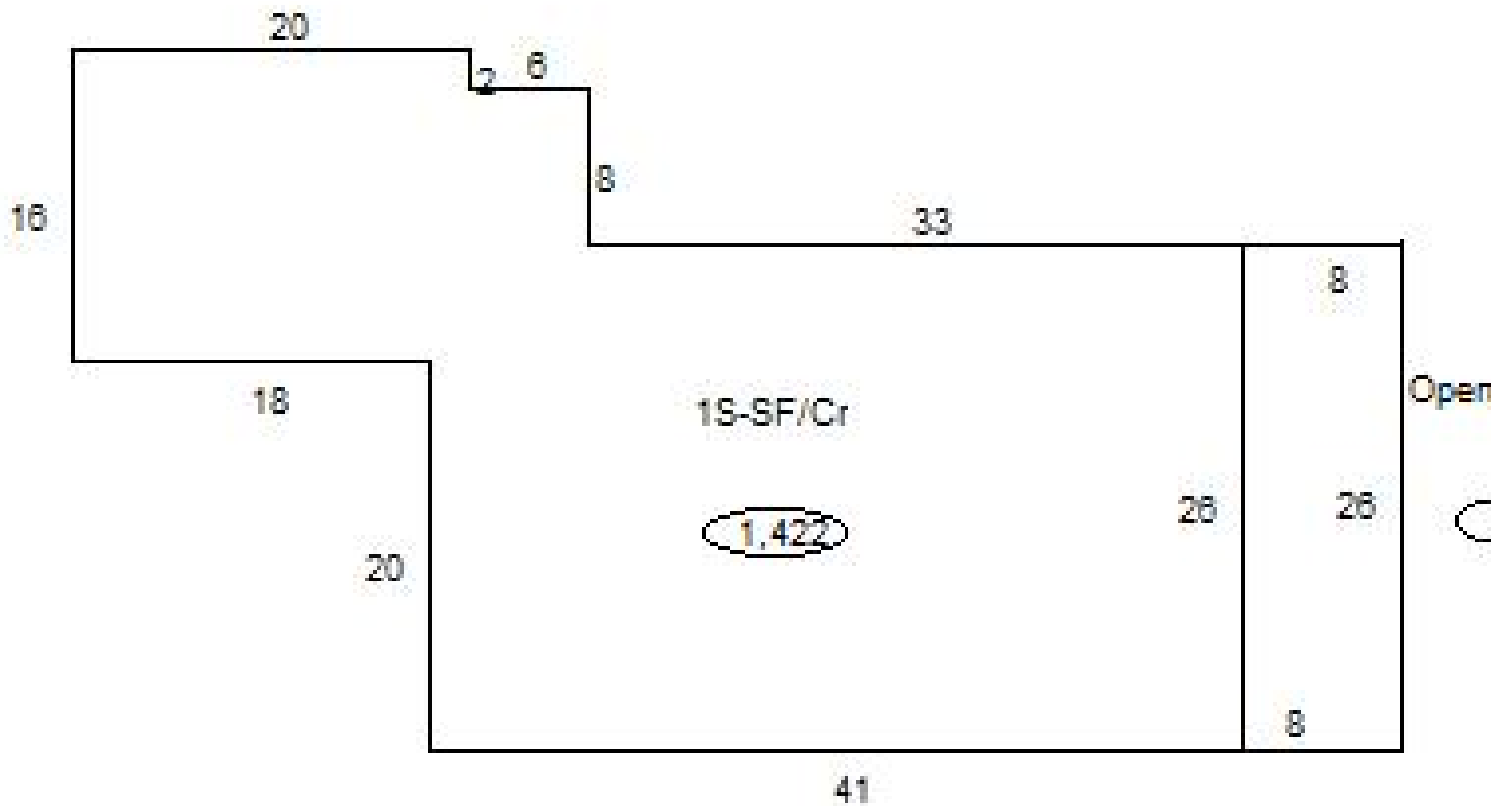
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,422	1.000	1,422
2	M	PATO		20	Open Slab	208	1.000	208
Total Building Area						1,422		1,422



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building w Garage Door	24x12x10	Dirt	Galvanized Metal	288	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
	Base Cost (21.58 x 288)		6,215		6,215	4,723	1,492
	UTIL	Utility Building	35x16x10	Dirt	Galvanized Metal	560	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
	Base Cost (21.58 x 560)		12,085		12,085	9,185	2,900
	LNT0	Lean To - Attached / UTILITY BUILDING	35x14x8	Dirt	Galvanized Metal	490	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (6.23 x 490)		3,053		3,053	2,442	611
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324



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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			9.747	35	35	343	343
QA	QUINLAN LOAM	CR	11			3.851	56	56	216	216
QC	QUINLAN-WDWARD 5-12%	CR	14			20.553	71	71	1,465	1,465
QC	QUINLAN-WDWARD 5-12%	NP	14			44.634	45	45	2,000	2,000
WB	WOODWARD 3-8%	CR	33			65.520	168	168	11,005	11,005
WB	WOODWARD 3-8%	NP	33			14.695	106	106	1,552	1,552
NP Totals						159.000			16,581	16,581
Total Agland						159.000			16,581	16,581