



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:45:59  
 Page 1

Assessment Data					Primary Image									
Account	300003907				No Image On File									
Parcel ID	0000-20-29N-21W-1-001-00													
Cadastral ID	0000-29N-21W-20-1-001-00													
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														
<b>Parcel Location</b>														
Situs	2029N21W11													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	20 / 29 / 21 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.97363050 -99.56104594														
<b>Building Permits</b>														
SEC. 20-29-21 NE4 BOOK 706 PAGE 524														
<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>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
H	Homestead	No	1,000		788/839	ROETKER, RODNEY LEE &	04/24/2025	316,000	18					
					706/524	ROETKER, EDGAR LEE	12/10/2014	136,000	04					
<b>Parcel Valuation</b>														
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	<b>78.740</b>	<b>Current Tax</b>						
Remove Cap	2026	Land Value	29,469	29,469	12%	3,536	Assessed	9,476	746.14					
Year Frozen		Improvements	26,113	26,113		3,134	Penalty	0						
Uncapped Value	0	Mobile Home	23,384	23,384		2,806	Exemption	0	0.00					
TIF Project ID	0	Total Value	78,966	78,966		9,476	Total Taxable	9,476	746.00					
<b>Assessment History</b>														
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>							
2025	2025-300003907	CIMARRON ICE, LLC	102	78,966	1000	7,449	587.00							
2024	2024-300003907	ROETKER, RODNEY LEE &	102	78,434	1000	7,202	586.00							
2023	2023-300003907	ROETKER, RODNEY LEE &	102	70,494	1000	6,964	576.00							
2022	2022-300003907	ROETKER, RODNEY LEE &	102	64,769	1000	6,732	554.00							
2021	2021-300003907	ROETKER, RODNEY LEE &	102	62,558	1000	6,507	537.00							
2020	2020-300003907	ROETKER, RODNEY LEE &	102	60,676	1000	6,281	517.00							
2019	2019-0003907	ROETKER, RODNEY LEE &	102	60,676		6,103	506.00							
2018	2018-0003907	ROETKER, RODNEY LEE &	102	60,676		5,896	489.00							
2017	2017-0003907	ROETKER, RODNEY LEE &	102	58,975		5,696	474.00							
2016	2016-0003907	ROETKER, RODNEY LEE &	102	58,060		5,500	468.00							
2015	2015-0003907	ROETKER, RODNEY LEE &	102	58,060		6,311	501.00							
2014	2014-0003907	ROETKER, EDGAR LEE	102	56,560		6,127	491.00							
2013	2013-0003907	ROETKER, EDGAR LEE	102	56,560		5,949	474.00							



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:46:00  
 Page 2

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

Residential Data	
<b>Type</b>	6 Mobile Home 76 x 16
<b>Condition</b>	2 - Fair
<b>Quality</b>	3 - Average
<b>Architecture</b>	SWMH Singlewide MH
<b>Style</b>	100% Single Wide
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,216 / 1,216
<b>Style</b>	100% Single Wide
<b>HVAC</b>	100% Forced Air Furnace 100% Forced Air Furnac
<b>Roof Cover</b>	6 Galvanized Metal
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 36

GRM Approach
<b>GRM Code</b>
<b>Gross Rent</b>
<b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b>
<b>Adusted R</b>
<b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b> DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables</b>
<b>Indicated Value</b>

Cost Approach		Manual :	
<b>Base Cost</b>	49.53	<b>Total Misc Impr</b>	+ 5,449
<b>Roofing Adj</b>	+ 2.32	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 88,696
<b>Heat/Cool Adj</b>	+ 9.15	<b>Depreciation ( 76%)</b>	- 67,409
<b>Plumbing Adj</b>	+ 7.45	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 21,287
<b>Adj Base Cost</b>	= 68.46	<b>Lot Value</b>	+ 5,000
<b>Total Area</b>	x 1,216	<b>Indicated Value</b>	= 26,287
<b>Adjusted Cost</b>	= 83,247	<b>Value Per SqFt</b>	21.62

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	21,287		
<b>Lot Value</b>	5,000		
<b>Indicated Value</b>	26,287	21.62	Per SqFt
<b>Agland Value</b>	24,469		
<b>Site Improvements</b>	26,400		
<b>Total Value</b>	77,156	63.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	7783	15x10	2021	150	20.93		3,140
WODO	Wood Deck - Open	8807	20x5	2021	100	23.09		2,309



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

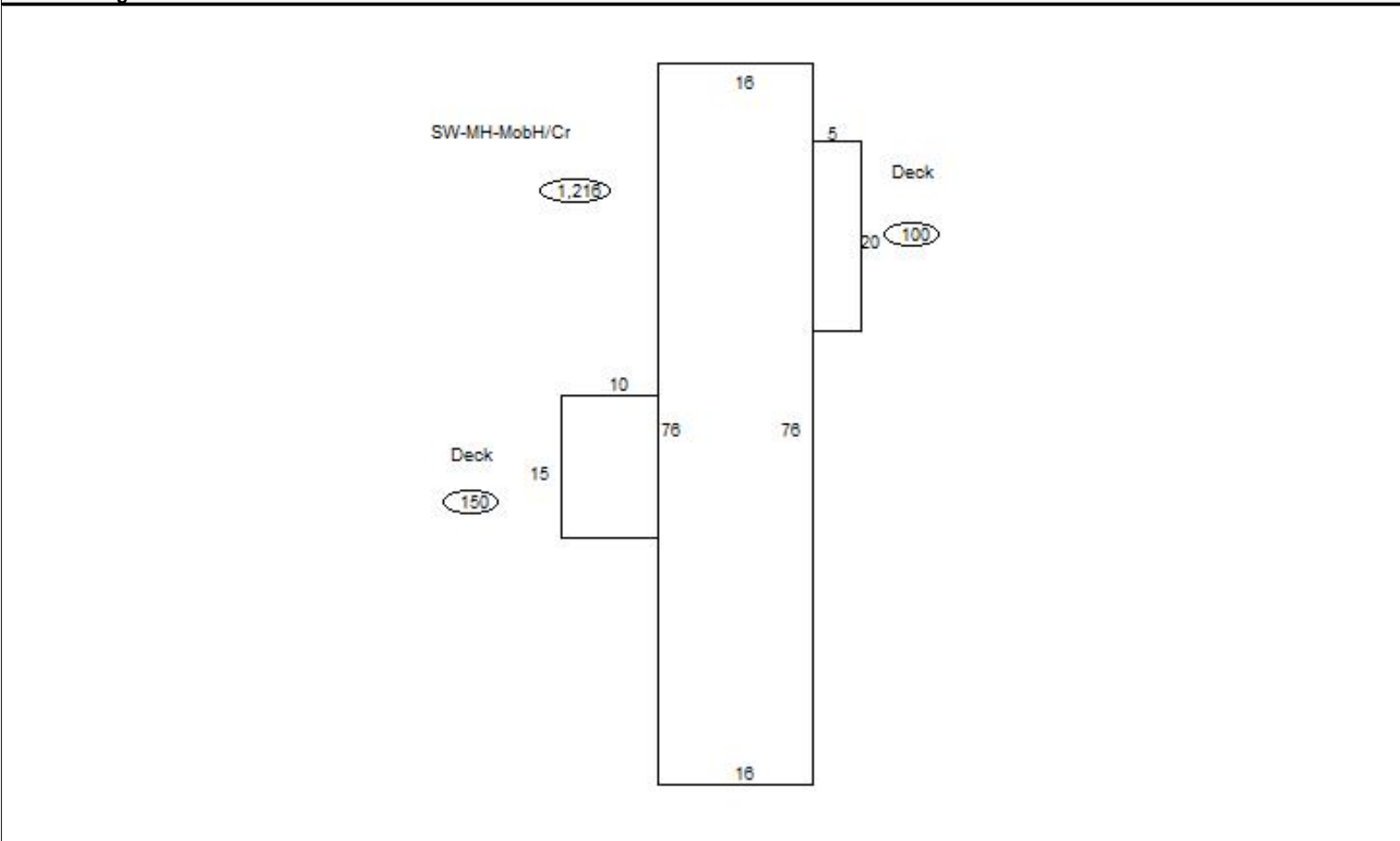
Date 02/06/2026

Time 06:46:00

Page 3

Sketch Image

300003907



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,216	1.000	1,216
2	M	WODO		20	Deck	150	1.000	150
3	M	WODO		20	Deck	100	1.000	100
<b>Total Building Area</b>						1,216		1,216



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:46:00  
 Page 4

300003907

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	LOFT SHED	16x10x8	Base	Formed Metal	160	
	Qual	3	Cond 3	Year 2020	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (21.40 x 160)	3,424		3,424	171	3,253
	GBST	Grain Bin - Storage	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	LOAF	TACK SHED WITH OPEN STALL	12x30x10	Dirt	Galvanized Metal	360	
	Qual	2	Cond 3	Year 1970	Eff Age 1970		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (5.04 x 360)	1,814		1,814	1,451	363
	SHDS	SHED WITH 1/2 OPEN	14x36x10	Dirt	Galvanized Metal	504	
	Qual	2	Cond 2	Year 1970	Eff Age 67		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (9.50 x 504)	4,788		4,788	3,830	958
	LOAF	OLD SHEEP BARN	15x8x8	Base	Galvanized Metal	120	
	Qual	2	Cond 2	Year 1970	Eff Age 67		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (5.04 x 120)	605		605	484	121
	SHDS	Storage	20x12x6	Dirt	Galvanized Metal	240	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (14.90 x 240)	3,576		3,576	2,861	715
	SHDS	Storage	20x20x8	Dirt	Galvanized Metal	400	
	Qual	2	Cond 2	Year 1970	Eff Age 67		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (9.87 x 400)	3,948		3,948	3,158	790



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:46:00  
Page 5

300003907

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage	12x8x8	Dirt	Galvanized Metal	96
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (19.16 x 96)		1,839		1,839	1,471	368
	GBST	Grain Bin 2-1500 BU GR BN	0x0x0	Dirt		1,500
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (1.62 x 1,500)		2,430		2,430	1,944	486
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Dirt		1,000
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324
	GBST	Grain Bin 250 BU GR B	0x0x0	Dirt		250
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (1.62 x 250)		405		405	324	81
	GBST	Grain Bin - Storage 1500	0x0x0	Dirt		1,000
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324
	GBST	Grain Bin - Storage 1500	0x0x0	Dirt		1,500
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (1.62 x 1,500)		2,430		2,430	1,944	486
	GBST	Grain Bin - Storage 250 BU	0x0x0	Dirt		250
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (1.62 x 250)		405		405	324	81



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:46:00  
 Page 6

300003907

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage 250 BU	0x0x0	Dirt		250	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.62 x 250)		405		405	324	81
	UTIL	EQUIPMENT SHED	30x60x10	Dirt	Galvanized Metal	1,800	
	Qual	2	Cond 2	Year 1964	Eff Age 74		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (17.61 x 1,800)		31,698		31,698	25,358	6,340
	UTIL	Utility Building	30x60x10	Dirt	Galvanized Metal	1,800	
	Qual	2	Cond 2	Year 1964	Eff Age 74		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (17.61 x 1,800)		31,698		31,698	25,358	6,340
	SHDS	OLD HOUSE WAITING ON TEAR DOWN	50x50x6	Plank	Composition Shingle	2,500	
	Qual	1	Cond 1	Year 1930	Eff Age 134		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (9.93 x 2,500)		24,825		24,825	19,860	4,965



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:46:00  
Page 7

### Agland Inventory

300003907

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			.074	160	160	12	12
CA	CAREY SILT 1-3%	CR	50			16.912	255	255	4,304	4,304
PA	PRATT BILLOWY	NP	48			2.079	154	154	319	319
PA	PRATT BILLOWY	CR	48			4.350	244	244	1,063	1,063
PB	PRATT HUMMOCKY	CR	40			1.360	204	204	277	277
QA	QUINLAN LOAM	NP	11			3.863	35	35	136	136
QA	QUINLAN LOAM	CR	11			18.487	56	56	1,035	1,035
QC	QUINLAN-WDWARD 5-12%	NP	14			4.099	45	45	184	184
TE	TIVOLI-QUINLAN	NP	12			13.875	38	38	533	533
TE	TIVOLI-QUINLAN	CR	12			2.699	61	61	165	165
WA	WOODWARD 1-3%	NP	43			3.878	138	138	534	534
WA	WOODWARD 1-3%	CR	43			31.163	219	219	6,821	6,821
WB	WOODWARD 3-8%	NP	33			5.574	106	106	589	589
WB	WOODWARD 3-8%	CR	33			50.588	168	168	8,497	8,497
<b>CR Totals</b>						159.000			24,469	24,469
<b>Total Agland</b>						159.000			24,469	24,469