



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:46:45  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300003961 <b>Parcel ID</b> 0000-35-29N-21W-2-002-00 <b>Cadastral ID</b> 0000-29N-21W-35-2-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 14021 CIMARRON ICE, LLC  PO BOX 163325 AUSTIN TX 78716-0000  <b>Parcel Location</b> <b>Situs</b> 3529N21W22 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 35 / 29 / 21 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO					<p style="font-size: small; text-align: center;">0000-35-29N-21W-2-002-00 05/21/24</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.91784114 -99.44371563																																																																																																																									
<b>Legal Description</b> SEC.35-29-21 S2SW4; NE4SW4; SE4NW4 BOOK 739 PAGE 638 BOOK 735 PAGE 388					<b>Building Permits</b> <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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	9 Recreational Dwelling
Condition	1.25 - Low
Quality	1.25 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Cement Fiber
Base/Total Area	560 / 560
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	6 Galvanized Metal
Area on Slab	560
Fixture/RghIn	5 /
Bed/F/H Bath	/ 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 129

CABIN	5/23/2024
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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	127.12	Total Misc Impr	+ 160
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 76,146
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 60,917
Plumbing Adj	+ 8.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,229
Adj Base Cost	= 135.69	Lot Value	+ 2,500
Total Area	x 560	Indicated Value	= 17,729
Adjusted Cost	= 75,986	Value Per SqFt	31.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	15,229		
Lot Value	2,500		
Indicated Value	17,729	31.66	Per SqFt
Agland Value	26,018		
Site Improvements	1,844		
Total Value	45,591	81.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	7694	5x4	1930	20	8.02		160



Harper

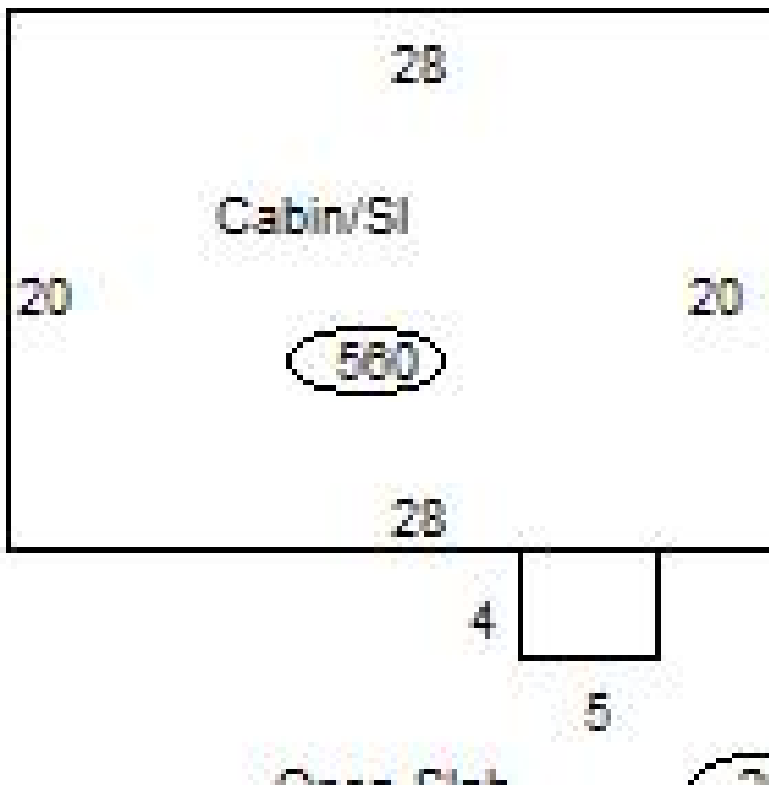
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Sketch Image

300003961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	Cabin/Sl	560	1.000	560
2	M	PATO		20	Open Slab	20	1.000	20
<b>Total Building Area</b>						<b>560</b>		<b>560</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QUON	Quonset	28x32x10	Dirt	Galvanized Metal	896
	Qual	3	Cond 3	Year 1965	Eff Age 61	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (10.29 x 896)		9,220		9,220		7,376
						1,844



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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
CA	CAREY SILT 1-3%	CR	50			44.088	255	255	11,220	11,220
CA	CAREY SILT 1-3%	NP	50			.434	160	160	69	69
QC	QUINLAN-WDWARD 5-12%	CR	14			43.646	71	71	3,110	3,110
QC	QUINLAN-WDWARD 5-12%	NP	14			10.063	45	45	451	451
SB	ST.PAUL 1-3%	CR	52			12.548	265	265	3,321	3,321
W	WATER	NP	0			1.396	0	0	0	0
WA	WOODWARD 1-3%	CR	43			4.250	219	219	930	930
WA	WOODWARD 1-3%	NP	43			.016	138	138	2	2
WB	WOODWARD 3-8%	CR	33			37.957	168	168	6,376	6,376
WB	WOODWARD 3-8%	NP	33			5.102	106	106	539	539
<b>NP Totals</b>						159.500			26,018	26,018
<b>Total Agland</b>						159.500			26,018	26,018