



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:57:06
 Page 1

Assessment Data					Primary Image									
Account	300004757													
Parcel ID	1001-00-007-013-0-010-00													
Cadastral ID	1001-007-013-00-0-010-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14339													
JOHNSON REAL ESTATE LP														
606 SOUTH DEER CREEK DR. WEST LELAND MS 38756-0000														
Parcel Location														
Situs	00103 E ELM DR													
Subdivision	BUFFALO ORIG													
Lot/Block	0013 / 0007	Parcel Size 8 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83205134 -99.62522091														
BUFFALO ORIG. BLOCK 7 LOTS: 13-14-15-16-17-18-19-20														
SIDEWALKS 1/6/2023														
Building Permits														
<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					
					/	JOHNSON REAL ESTATE LP								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	22,400	22,400	12%	2,688	Assessed	25,308	1,992.75					
Year Frozen		Improvements	188,495	188,495		22,620	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	210,895	210,895		25,308	Total Taxable	25,308	1,993.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004757	JOHNSON REAL ESTATE LP	201	210,895	0	25,308	1,993.00							
2024	2024-300004757	JOHNSON REAL ESTATE LP	201	210,269	0	25,232	2,055.00							
2023	2023-300004757	JOHNSON REAL ESTATE LP	201	202,283	0	24,274	2,008.00							
2022	2022-300004757	JOHNSON REAL ESTATE LP	201	202,283	0	24,274	1,997.00							
2021	2021-300004757	JOHNSON REAL ESTATE LP	201	202,283	0	24,274	2,004.00							
2020	2020-300004757	JOHNSON REAL ESTATE LP	201	202,283	0	24,274	1,998.00							
2019	2019-0004757	JOHNSON REAL ESTATE LP	201	220,439		26,453	2,192.00							
2018	2018-0004757	JOHNSON REAL ESTATE LP	201	234,114		26,481	2,196.00							
2017	2017-0004757	JOHNSON REAL ESTATE LP	201	216,751		25,219	2,097.00							
2016	2016-0004757	JOHNSON REAL ESTATE LP	201	240,644		24,018	2,044.00							
2015	2015-0004757	JOHNSON REAL ESTATE LP	201	244,509		22,875	1,816.00							
2014	2014-0004757	JOHNSON REAL ESTATE LP	201	379,760		21,785	1,746.00							
2013	2013-0004757	JOHNSON REAL ESTATE LP	201	396,901		20,747	1,652.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:57:06
Page 2

Lot Data	Primary Image	
<p>Lot Size 200 x 140</p> <p>Lot Count</p> <p>Units Buildable 22400</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 28,000.00 x .80 = 22,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 22,400</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 4,075</p> <p>Total Base Value 553,956</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 553,956</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 182,805</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 182,805</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 10,255</p> <p>Total Improvement Value 193,060</p> <p>Land Value 22,400</p> <p>Cost Approach Value 215,460 52.87/SqFt</p>	<p>Image ID 2968</p> <p>Image Date 5/8/2019</p> <p>Name 1001-00-007-013-0-010-00-001-000-001.jpg</p> <p>Description BUILDING</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 10,255</p> <p>Land Value 22,400</p> <p>Total Appraised Value 215,460 52.87/SqFt</p>	



Harper

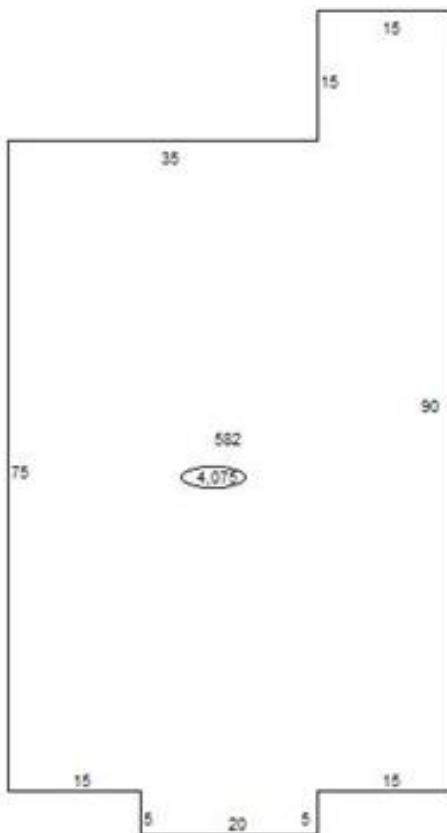
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:57:06
Page 3

Sketch Image

300004757



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	582		20	582	4,075	1.000	4,075
Total Building Area						4,075		4,075



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:57:06
Page 4

Account 300004757
Parcel ID 1001-00-007-013-0-010-00
Cadastral ID 1001-007-013-00-0-010-00

Tax Area Code 201
Property Class UC
Owners Name JOHNSON REAL ESTATE LP

Building Data

Building ID 16
Building Sequence 1
Occupancy 1 582 Post Office, Branch 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,075
Average Perimeter 290
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1987
Effective Age 39
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3.25 - Average
Condition 3 - Average
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 86.16
Wall Cost 33.21
HVAC Cost 16.57
Basement Cost 0.00
Total Base Cost 135.94
Total Area 4,075
Base RCN 553,956
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 553,956
Physical Depreciation 67%
Functional Depreciation
Total Depreciation 67% (371,151)
Total RCNLD 182,805
Lump Sums
Total Building Value 182,805 \$ 44.86 Per SqFt



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 06:57:06

Page 5

300004757

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Concrete Paving / PARKING LOT	140x65x0			9,100	
	Qual	4	Cond 4	Year 1987	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.72 x 9,100)			42,952	34,362	8,590
	PACN	Paving - Concrete / BACK DRIVEWAY	45x20x0			900	
	Qual	3	Cond 3	Year 1987	Eff Age 39		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.10 x 900)			3,690	2,952	738
	PACN	Paving - Concrete / E/W SIDEALK	90x5x0			450	
	Qual	3	Cond 3	Year 1987	Eff Age 39		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.17 x 450)			1,877	1,502	375
	PACN	Paving - Concrete N/W SIDEWALK	60x4x0			240	
	Qual	3	Cond 3	Year 1987	Eff Age 39		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (5.06 x 240)			1,214	971	243
	PACN	Paving - Concrete /SIDEWALK P.L. TO BUIL	20x5x0			100	
	Qual	3	Cond 3	Year 1987	Eff Age 39		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (7.07 x 100)			707	566	141
	PACN	Paving - Concrete / ALLEY TO BUILDING	25x5x0			125	
	Qual	3	Cond 3	Year 1987	Eff Age 39		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (6.71 x 125)			839	671	168
Total Site Improvement Value						10,255	