



# 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	300004940				<p>1040-00-001-011-0-001-00 02/22/24</p>									
Parcel ID	1040-00-001-011-0-001-00													
Cadastral ID	1040-001-011-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	14440													
WILLIAMS, LAKONIA														
16 HOUNDS RUN CROSSVILLE TX 38571-														
<b>Parcel Location</b>														
Situs	00606 CECIL ST													
Subdivision	LENARD'S ADDN.													
Lot/Block	0011 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100300 - RANCHLENARDS													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.84196393 -99.62163649														
LENARDS ADD BLOCK 1 LOT 11 *IOLL #9386 E. HUENERGARDT														
<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> </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>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
621/126	PARKER, LENTON A.	12/12/2006	6,000	Q										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	7,105	7,105	12%	853	Assessed	1,984						
Year Frozen		Improvements	10,553	9,427		1,131	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	17,658	16,532		1,984	Total Taxable	1,984						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004940	WILLIAMS, LAKONIA	201	17,658	0	1,890	149.00							
2024	2024-300004940	WILLIAMS, LAKONIA	201	14,996	0	1,800	147.00							
2023	2023-300004940	WILLIAMS, LAKONIA	201	14,437	0	1,733	143.00							
2022	2022-300004940	WILLIAMS, LAKONIA	201	14,125	0	1,695	139.00							
2021	2021-300004940	WILLIAMS, LAKONIA	201	14,688	0	1,763	146.00							
2020	2020-300004940	WILLIAMS, LAKONIA	201	14,351	0	1,723	142.00							
2019	2019-0004940	WILLIAMS, LAKONIA	201	14,351		1,723	143.00							
2018	2018-0004940	WILLIAMS, LAKONIA	201	14,351		1,648	137.00							
2017	2017-0004940	WILLIAMS, LAKONIA	201	14,351		1,569	130.00							
2016	2016-0004940	WILLIAMS, LAKONIA	201	8,060		702	60.00							
2015	2015-0004940	WILLIAMS, LAKONIA	201	8,060		669	53.00							
2014	2014-0004940	WILLIAMS, LAKONIA	201	8,060		637	51.00							
2013	2013-0004940	WILLIAMS, LAKONIA	201	5,057		607	48.00							



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Lot Data		Square-Foot - BUFFALO RANCHLENARD	
Lot Size	140	x	145
Lot Count			
Units Buildable	7105		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	20,300.00 x .35 = 7,105		
Factor Value			
Adjustments			
Lot Value	7,105		



1040-00-001-011-0-001-00 02/22/24  
 DETACH GARAGE 2/23/2024

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	
Adusted R	
Indicated Value	

### Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	7,105		
Indicated Value	7,105	0.00	Per SqFt
Agland Value			
Site Improvements	10,081		
Total Value	17,186	0.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 7,105
Total Area	x	Indicated Value	= 7,105
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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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	34x15x8	Concrete	Formed Metal	510
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>
Base Cost (17.53 x 510)		8,940		8,940	5,275	3,665
	ASC	Awning/Shelter/Carport EAST OF SHED	14x11x8	Concrete	Formed Metal	154
	Qual	3	Cond 3	Year 2006	Eff Age 15	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (66% Phys/ % Func)</b>
Base Cost (3.88 x 154)		598		598	395	203
	SHDS	Yard Shed - Metal	16x10x8	Dirt	Formed Metal	160
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>
Base Cost (17.65 x 160)		2,824		2,824	1,723	1,101
	CPDT	Carport - Detached SOUTH OF SHED	20x10x8	Concrete	Formed Metal	200
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
Base Cost (7.74 x 200)		1,548		1,548	1,238	310
	SHDS	Yard Shed - Metal	14x10x8	Dirt	Formed Metal	140
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>
Base Cost (18.20 x 140)		2,548		2,548	1,784	764
	SHDS	Yard Shed - Metal WEST OF BIG SHED	10x8x6	Dirt	Formed Metal	80
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>
Base Cost (22.19 x 80)		1,775		1,775	1,243	532
	SHDS	Yard Shed - Metal	10x8x8	Dirt	Formed Metal	80
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>
Base Cost (22.19 x 80)		1,775		1,775	1,243	532



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal RIGHT BY HOUSE	8x8x6	Dirt	Formed Metal	64
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.37 x 64)		1,560	1,560	1,092	468
	SHDS	Shed - Small SOUTH OF HOUSE	20x18x8	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.28 x 360)		6,581	6,581	4,607	1,974
	SHDS	Yard Shed - Metal	10x8x8	Dirt	Formed Metal	80
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.19 x 80)		1,775	1,775	1,243	532