



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 300004949 Parcel ID 1050-00-001-001-0-001-00 Cadastral ID 1050-001-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 201 - 4T-BUFFALO-C Name ID 14447 AEK ENTERPRISES, LLC % KELLY GONZALEZ (DOLLAR GENERAL-BUFFALO) 201 SADDLE CLUB ROAD WEATHERFORD TX 76088-0000																																																										
Parcel Location Situs 00803 N HOY ST Subdivision MARTIN'S ADDN. Lot/Block 0001 / 0001 Parcel Size 1 - Acres Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG/MILLERS School District 4-BUFFAL - 4-BUFFALO																																																										
Legal Description Lat/Long: 36.60350916 -99.67144584					Building Permits																																																					
MARTINS ADD TRACT 218' X 75'=.376 ACRES **AND** TRACT N OF MARTINS ADD TO BUFFALO .688 ACRES					<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																																																	
					711/381	JRSL FAM, LLC	08/31/2015	758,033	QV																																																	
					658/835	F & R - BUFFALO, LLC	05/18/2010	764,500	PQ																																																	
					638/127	YOUNG, WALTER D.	05/28/2008	40,000	PQ																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value</td> <td>13,080</td> <td>13,080</td> <td>12%</td> <td>1,570</td> <td>Assessed</td> <td>100,979</td> <td>7,951.09</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>942,743</td> <td>828,408</td> <td> </td> <td>99,409</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>955,823</td> <td>841,488</td> <td> </td> <td>100,979</td> <td>Total Taxable</td> <td>100,979</td> <td>7,951.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap		Land Value	13,080	13,080	12%	1,570	Assessed	100,979	7,951.09	Year Frozen		Improvements	942,743	828,408		99,409	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	955,823	841,488		100,979	Total Taxable	100,979	7,951.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-300004949	AEK ENTERPRISES, LLC	201	955,823	0	96,171	7,573.00																																																			
2024	2024-300004949	AEK ENTERPRISES, LLC	201	806,408	0	74,515	6,068.00																																																			
2023	2023-300004949	AEK ENTERPRISES, LLC	201	701,801	0	70,967	5,870.00																																																			
2022	2022-300004949	AEK ENTERPRISES, LLC	201	563,226	0	67,587	5,560.00																																																			
2021	2021-300004949	AEK ENTERPRISES, LLC	201	558,656	0	67,039	5,535.00																																																			
2020	2020-300004949	AEK ENTERPRISES, LLC	201	561,720	0	67,407	5,547.00																																																			
2019	2019-0004949	AEK ENTERPRISES, LLC	201	597,814		71,738	5,946.00																																																			
2018	2018-0004949	AEK ENTERPRISES, LLC	201	646,467		77,577	6,433.00																																																			
2017	2017-0004949	AEK ENTERPRISES, LLC	201	758,030		90,964	7,563.00																																																			
2016	2016-0004949	AEK ENTERPRISES, LLC	201	758,030		90,964	7,740.00																																																			
2015	2015-0004949	AEK ENTERPRISES, LLC	201	681,129		77,795	6,175.00																																																			
2014	2014-0004949	JRSL FAM, LLC	201	847,413		74,090	5,937.00																																																			
2013	2013-0004949	JRSL FAM, LLC	201	853,140		70,562	5,620.00																																																			



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Lot Data	Primary Image			
<p>Lot Size 75 x 218</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography LEVEL</p> <p>Street Access BLACKTOP</p> <p>Utilities ALL UTILITIES</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 16,350.00 x .80 = 13,080</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 13,080</p>				
Cost Approach			Image Information	
<p>Manual Date 07/2025</p> <p>Total Building Area 9,940</p> <p>Total Base Value 1,016,464</p> <p>Modifier Value</p> <p>Misc Improvements 75,216</p> <p>Replacement Cost New 1,091,680</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 982,512</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 982,512</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 982,512</p> <p>Land Value 13,080</p> <p>Cost Approach Value 995,592 100.16/SqFt</p>			<p>Image ID 28440</p> <p>Image Date 2/23/2024</p> <p>Name 002.JPG</p> <p>Description DOLLAR GENERAL</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</p> <p>Land Value 13,080</p> <p>Total Appraised Value 995,592 100.16/SqFt</p>			



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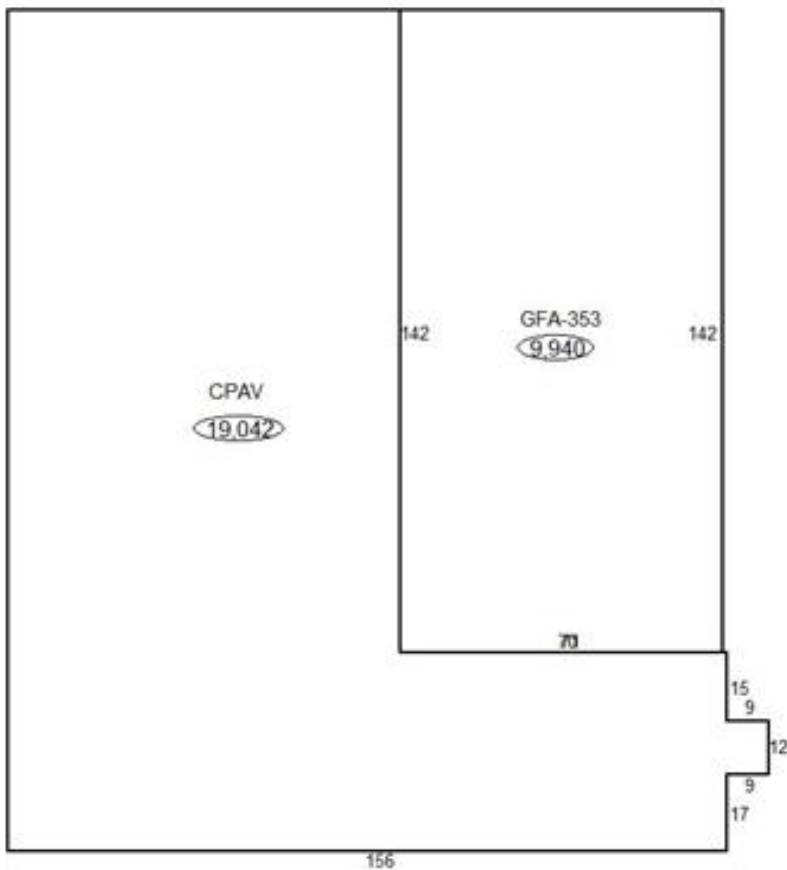
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Sketch Image

300004949



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PACN		30	CPAV	19,042	1.000	19,042
2	C	353		30	GFA-353	9,940	1.000	9,940
Total Building Area						9,940		9,940



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Account 300004949
 Parcel ID 1050-00-001-001-0-001-00
 Cadastral ID 1050-001-001-00-0-001-00

Tax Area Code 201
 Property Class UC
 Owners Name AEK ENTERPRISES, LLC

Building Data

Building ID 24
 Building Sequence 1
 Occupancy 1 353 Retail Store 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 9,940
 Average Perimeter 424
 Number Of Storys 1.00
 Average Wall Ht 12.00
 Year Built 2008
 Effective Age 10
 Construction Class 2 - Heavier Wood or Steel Stud Frame
 Quality 3.2 - Average
 Condition 4 - Good
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 8 - Warmed and Cooled Air
 Roof Type Flat
 Roof Cover Composition Roll

Building Image

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

Image Information

Image Name
 Image Date
 Image Name
 Description

Cost Calculations

Appraisal Zone 1
 Zone Description VI AREA 1
 Base Cost 64.04
 Wall Cost 15.68
 HVAC Cost 22.54
 Basement Cost 0.00
 Total Base Cost 102.26
 Total Area 9,940
 Base RCN 1,016,464
 Misc Impr Value 75,216

Manual Date
 Base Year 2026
 Modifier Value
 Total Replacement Cost 1,091,680
 Physical Depreciation 10%
 Functional Depreciation
 Total Depreciation 10% (109,168)
 Total RCNLD 982,512
 Lump Sums
 Total Building Value 982,512 \$ 98.84 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	Paving - Concrete		19042	19,042	3.95		75,216
Total Misc Improvement							75,216

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Complete HVAC	Area/Percent	1		242,138
Total Modifier Value					242,138