



# 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	300005095													
Parcel ID	1070-00-113-022-0-001-00													
Cadastral ID	1070-113-022-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area		4										
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25066													
MYSTERIO SERIES LLC														
3405 DOWLAND DR FLOWER MOUND TX 75022-														
Parcel Location														
Situs	00224 SW SECOND ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0022 / 0113	Parcel Size		2 - Lots										
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
1 3/2/2022														
Legal Description Lat/Long: 36.83804046 -99.63148734														
MILLERS ADD. BLOCK 113 LOTS: 22-24														
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					
					767/498	WHITMAN, PAMELA F.	04/08/2022	20,000	Q					
					679/730	VOIT, MARY	04/09/2012	22,975	MQ					
					586/496	KEESLING, MELANIE L.	08/22/2003	9,000	MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2023	Land Value	1,763	1,408	12%	Assessed	2,778	218.74						
Year Frozen		Improvements	24,785	21,744		Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	26,548	23,152	2,778	Total Taxable	2,778	219.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005095	MYSTERIO SERIES LLC			201	26,548	0	2,646	208.00					
2024	2024-300005095	MYSTERIO SERIES LLC			201	29,558	0	2,520	205.00					
2023	2023-300005095	MYSTERIO SERIES LLC			201	20,000	0	2,400	199.00					
2022	2022-300005095	MYSTERIO SERIES LLC			201	21,257	0	2,551	210.00					
2021	2021-300005095	WHITMAN, PAMELA F.			201	21,257	0	2,551	211.00					
2020	2020-300005095	WHITMAN, PAMELA F.			201	21,257	0	2,551	210.00					
2019	2019-0005095	WHITMAN, PAMELA F.			201	21,257		2,551	211.00					
2018	2018-0005095	WHITMAN, PAMELA F.			201	21,257		2,551	212.00					
2017	2017-0005095	WHITMAN, PAMELA F.			201	21,257		2,487	207.00					
2016	2016-0005095	WHITMAN, PAMELA F.			201	21,257		2,369	202.00					
2015	2015-0005095	WHITMAN, PAMELA F.			201	18,799		2,256	179.00					
2014	2014-0005095	WHITMAN, PAMELA F.			201	18,799		2,256	181.00					
2013	2013-0005095	WHITMAN, PAMELA F.			201	22,863		2,744	219.00					



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS	
Lot Size	0	0	
Lot Count			
Units Buildable	1763		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	5,876.00 x .30 =	1,763	
Factor Value			
Adjustments			
Lot Value	1,763		



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	850 / 850
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1936 / 75

1 3/2/2022

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	94.94	Total Misc Impr	+ 7,366
Roofing Adj	+ 4.43	Garage Cost	+
Subfloor Adj	+ 0.54	Total RCN	= 99,778
Heat/Cool Adj	+ 1.65	Depreciation ( 75%)	- 74,834
Plumbing Adj	+ 7.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,944
Adj Base Cost	= 108.72	Lot Value	+ 1,763
Total Area	x 850	Indicated Value	= 26,707
Adjusted Cost	= 92,412	Value Per SqFt	31.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	24,944		
Lot Value	1,763		
Indicated Value	26,707	31.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	26,707	31.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	SCREEN PORCH	2790	34x7		238	23.44		5,579
WDBS	Wood Burning Stove			1	1	1,787.41		1,787



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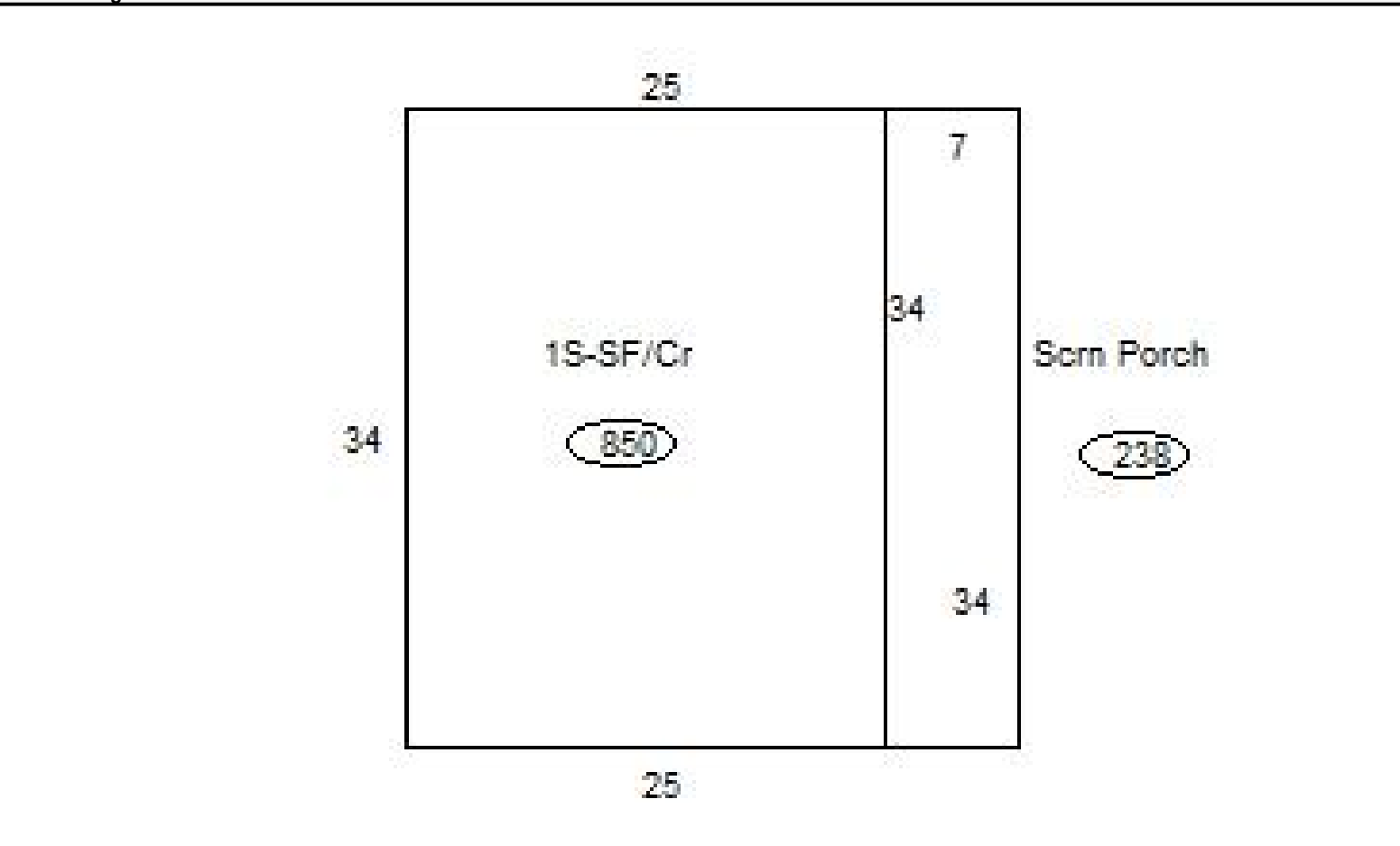
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Sketch Image

300005095



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	850	1.000	850
2	M	EPKS		20	Scrn Porch	238	1.000	238
<b>Total Building Area</b>						850		850