



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:02:35
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005142 Parcel ID 1070-00-128-020-0-001-00 Cadastral ID 1070-128-020-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 24443 J & H BUFFALO RUN, LLC 4664 LIVINGSTON AVE DALLAS TX 75209-																																																																																																																									
Parcel Location Situs 00116 S HOY ST Subdivision MILLER'S ADDN Lot/Block 0020 / 0128 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 100100 - BUFFALO ORIG\MILLERS School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.83178838 -99.62714594 MILLERS ADD. BLOCK 128 LOTS: S 19' OF 20; ALL 22 ; N 5' OF 24 BOOK 774 PAGE 599					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																																																																																																											
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 Page 2

Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 3920</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 4,900.00 x .80 = 3,920</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,920</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 3,040</p> <p>Total Base Value 441,104</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 441,104</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 88,221</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 88,221</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 88,221</p> <p>Land Value 3,920</p> <p>Cost Approach Value 92,141 30.31/SqFt</p>	<p>Image ID 3722</p> <p>Image Date 6/7/2018</p> <p>Name 1070-00-128-020-0-001-00-001-000-001.jpg</p> <p>Description f:\pictures\1070-00-128-020-0-001-00-001-000-001.jpg</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 3,920</p> <p>Total Appraised Value 92,141 30.31/SqFt</p>



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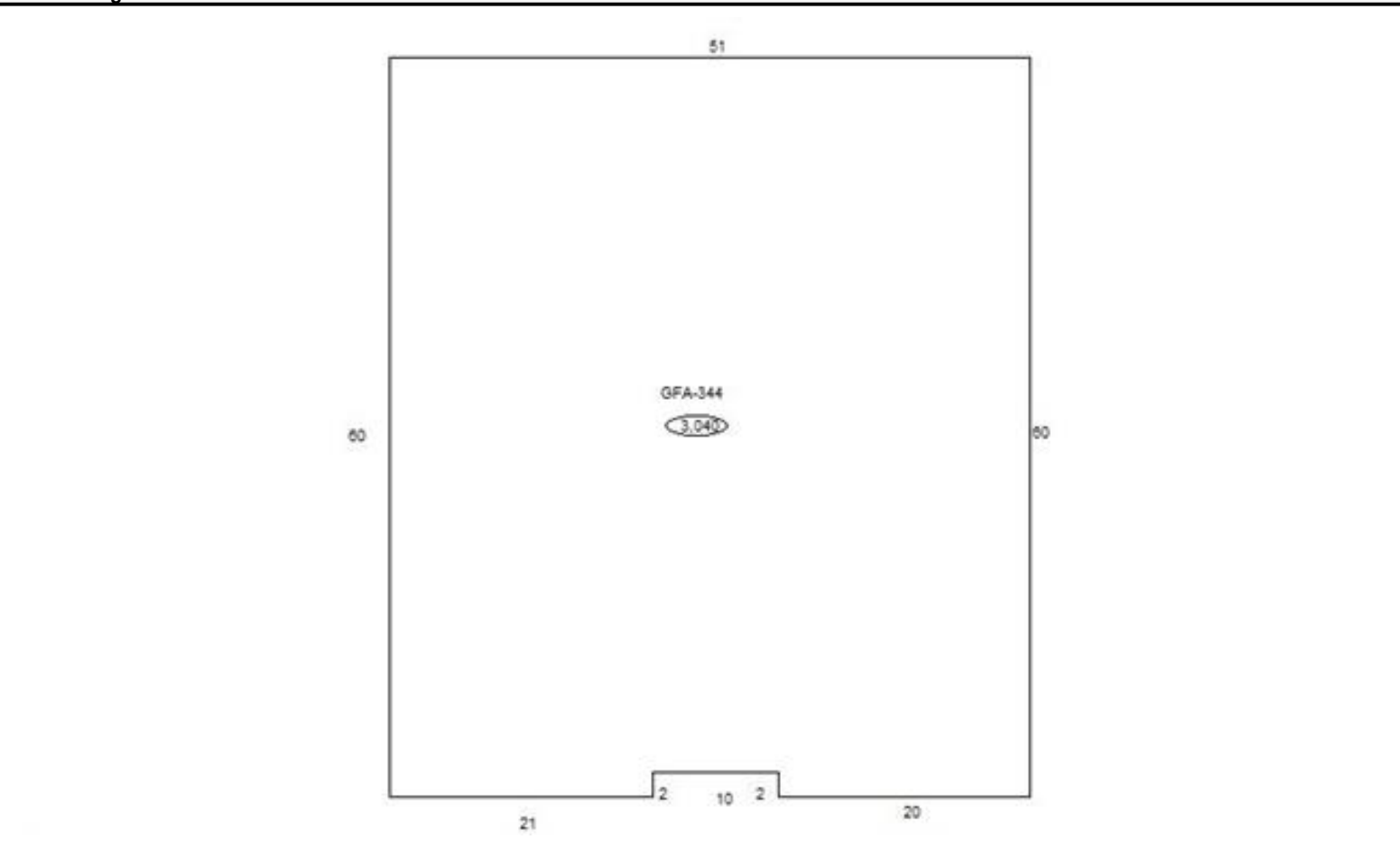
Date 02/06/2026

Time 07:02:35

Page 3

Sketch Image

300005142



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	GFA-344	3,040	1.000	3,040
Total Building Area						3,040		3,040



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Page 4

Account 300005142
Parcel ID 1070-00-128-020-0-001-00
Cadastral ID 1070-128-020-00-0-001-00

Tax Area Code 201
Property Class UC
Owners Name J & H BUFFALO RUN, LLC

Building Data

Building ID 55
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,040
Average Perimeter 226
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1935
Effective Age 91
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Built/Up Tar

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

Building Image



Image Information

Image Name 1070-00-128-020-0-001-00-001-000-001.jpg
Image Date 6/7/2018
Image Name 1070-00-128-020-0-001-00-001-000-001.jpg
Description f:\pictures\1070-00-128-020-0-001-00-001-000-001.jpg

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 84.27
Wall Cost 46.62
HVAC Cost 14.21
Basement Cost 0.00
Total Base Cost 145.10
Total Area 3,040
Base RCN 441,104
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 441,104
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (352,883)
Total RCNLD 88,221
Lump Sums
Total Building Value 88,221 \$ 29.02 Per SqFt