



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 300005744 Parcel ID 1100-00-001-012-0-002-00 Cadastral ID 1100-001-012-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 201 - 4T-BUFFALO-C Name ID 24444 J & H BUFFALO RUN, LLC 4664 LIVINGSTON AVE DALLAS TX 75209- Parcel Location Situs 00501 LUCIA DR Subdivision RANCH ACRES Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100300 - RANCHLENARDS School District 4-BUFFAL - 4-BUFFALO																																																																														
Legal Description Lat/Long: 36.82711100 -99.63314229 RANCH ACRES W2 TRACT 12 .689 ACRES BOOK 773 PAGE 684																																																																														
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																							
2025	2025-300005744	J & H BUFFALO RUN, LLC	201	216,654	0	25,998	2,047.00																																																																							
2024	2024-300005744	J & H BUFFALO RUN, LLC	201	162,645	0	19,517	1,589.00																																																																							
2023	2023-300005744	J & H BUFFALO RUN, LLC	201	123,546	0	14,826	1,226.00																																																																							
2022	2022-300005744	BROWN, DUANE T.	201	73,552	1000	7,826	644.00																																																																							
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2019	2019-0005744	BROWN, DUANE T.	201	76,513		8,181	678.00																																																																							
2018	2018-0005744	BROWN, DUANE T.	201	77,993		8,359	693.00																																																																							
2017	2017-0005744	BROWN, DUANE T.	201	79,473		8,537	710.00																																																																							
2016	2016-0005744	BROWN, DUANE T.	201	88,271		9,592	816.00																																																																							
2015	2015-0005744	BROWN, DUANE T.	201	86,797		9,415	747.00																																																																							
2014	2014-0005744	BROWN, DUANE T.	201	88,339		9,449	757.00																																																																							
2013	2013-0005744	BROWN, DUANE T.	201	85,430		9,144	728.00																																																																							



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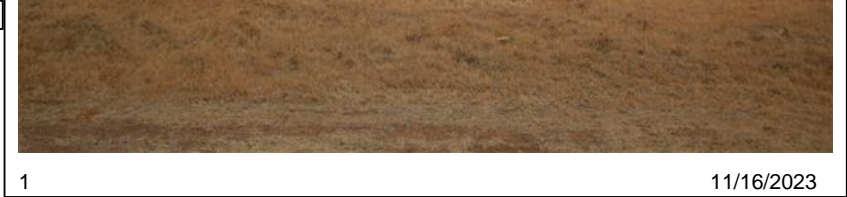
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Lot Data	Square-Foot - BUFFALO RANCHLENARD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	10500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	30,000.00 x .35 = 10,500	
Factor Value		
Adjustments		
Lot Value	10,500	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,869 / 1,869
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	292 Carport - Gable Roof
Remodel	REVITALIZE -
Year/Eff Age	1975 / 17



1 11/16/2023

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	86.64	Total Misc Impr	+ 8,184
Roofing Adj	+ 3.78	Garage Cost	+ 2,447
Subfloor Adj	+ 0.00	Total RCN	= 209,567
Heat/Cool Adj	+ 10.77	Depreciation (19%)	- 39,818
Plumbing Adj	+ 5.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,749
Adj Base Cost	= 106.44	Lot Value	+ 10,500
Total Area	x 1,869	Indicated Value	= 180,249
Adjusted Cost	= 198,936	Value Per SqFt	96.44

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,749		
Lot Value	10,500		
Indicated Value	180,249	96.44	Per SqFt
Agland Value			
Site Improvements	34,406		
Total Value	214,655	114.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4347	162		162	22.51		3,647
CPAT	OPEN PORCH	4348	292		292	9.22		2,692
PATO	Slab Porch - Open	4350	16x13		208	8.87		1,845



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	162	1.000	162
2	M	CPAT		20	Carport	292	1.000	292
3	R	1	Crawl	20	1S-SF/Cr	1,869	1.000	1,869
4	M	PATO		20	Open Slab	208	1.000	208
Total Building Area						1,869		1,869



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <small>1100-00-001-012-0-002-00 1/15/2025 #5744</small>	SHDS	Shed - Small	10x8x6	Base	Formed Metal	80	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
		Base Cost (26.23 x 80)	2,098		2,098	105	1,993
	PACN	Paving - Concrete	20x24x0			480	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
		Base Cost (4.17 x 480)	2,002		2,002	300	1,702
	PACN	Paving - Concrete	20x3x0			60	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
		Base Cost (7.64 x 60)	458		458	69	389
	BNGP	Greenhouse - Residential	38x20x8	Concrete	Glass	760	
	Qual	4	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
		Base Cost (32.76 x 760)	24,898		29,465	1,473	27,992
	BNGP	Greenhouse - Residential	38x20x8	Concrete	Glass	760	
	Qual	4	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
		Base Cost (32.76 x 760)	24,898		29,465	1,473	27,992
	PACN	Paving - Concrete patio	14x16x0			224	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (5.29 x 224)	1,185		1,185	948	237
	PACN	Paving - Concr Circle & Drive	0x0x0			2,754	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (3.80 x 2,754)	10,465		10,465	8,372	2,093