



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:21:14  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006366 <b>Parcel ID</b> 2040-00-014-020-0-001-00 <b>Cadastral ID</b> 2040-014-020-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25174 COLEMAN, RICHARD J. & TRISHA L. COLEMAN  3684 GAMBLE SCHERTZ TX 78154-  <b>Parcel Location</b> <b>Situs</b> 00605 S OHIO <b>Subdivision</b> CORDES ADDN <b>Lot/Block</b> 0020 / 0014 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2040-00-014-020-0-001-00 03/10/23</p> <p>2040-00-014-020-0-001-00_001.JPG 3/13/2023</p>																																																																																																																				
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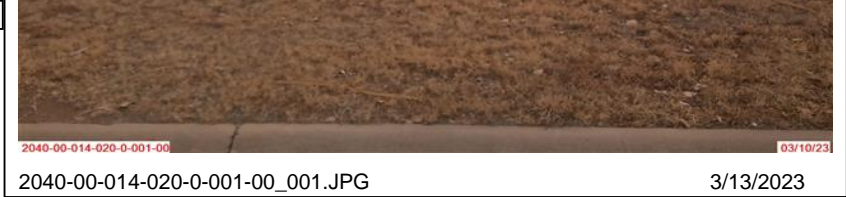
## Assessment Property Record Card for Tax Year 2026

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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	200 / 200
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	200
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	UPDATED -
Year/Eff Age	1950 / 49



2040-00-014-020-0-001-00\_001.JPG 3/13/2023

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	

Cost Approach		Manual :	
Base Cost	104.74	Total Misc Impr	+ 647
Roofing Adj	+ 6.12	Garage Cost	+ 647
Subfloor Adj	+ -2.36	Total RCN	= 29,067
Heat/Cool Adj	+ 1.73	Depreciation ( 54%)	- 15,696
Plumbing Adj	+ 31.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 13,371
Adj Base Cost	= 142.10	Lot Value	+ 2,800
Total Area	x 200	Indicated Value	= 16,171
Adjusted Cost	= 28,420	Value Per SqFt	80.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	13,371		
Lot Value	2,800		
Indicated Value	16,171	80.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	16,171	80.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6089	4x4		16	40.46		647



Harper

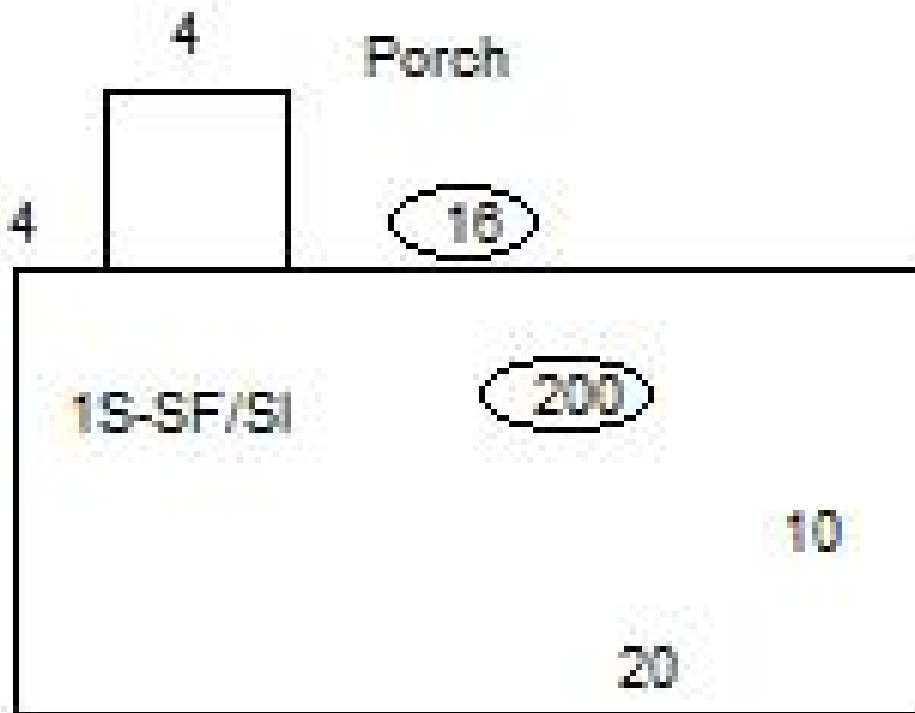
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Sketch Image

300006366



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	200	1.000	200
2	M	RSPC		13	Porch	16	1.000	16
<b>Total Building Area</b>						200		200